

CENTRALPATTANA

An aerial photograph of a city center at dusk. The sky is a mix of purple, pink, and blue. In the foreground, a large, modern building with a glass facade and a distinctive circular structure at its base is illuminated. To its left, a tall, dark skyscraper with a glowing top is visible. In the background, other city buildings and a prominent tower with a red light at the top are visible. A highway with traffic is in the lower right, and a train track runs along the bottom left.

Imagining
better futures
for all

Financial Report
2022

(56-1 One Report)

Central Pattana Public Company Limited

Location	32 nd Floor, Central World Offices, 999/9 Rama I Road, Patumwan Sub-District, Patumwan District, Bangkok 10330, Thailand
Telephone	+66 (0) 2667 5555
Corporate Website	www.centralpattana.co.th
Registration No.	0107537002443
Establishment	June 17, 1980
Listed on the Stock Exchange of Thailand (SET)	March 1, 1995
Business Overview	Develop and invest in retail property for rent comprising large-scale shopping centers and other related and supportive businesses, such as office buildings, hotels, residential development and food court. In addition, the Company invests in CPN Commercial Growth Leasehold Property Fund (CPNCG) and CPN Retail Growth Leasehold REIT (CPNREIT), and is the property manager and REIT manager.
Contacts	Company Secretary Telephone: +66 (0) 2667 5555 Ext. 1665 1684 1685 1686 and 1687 Email: co.secretary@centralpattana.co.th Investor Relations Telephone: +66 (0) 2667 5555 Ext. 1614 1632 and 1688 Email: ir@centralpattana.co.th
Shareholders' Meeting	The Annual General Meeting (AGM) will be held on April 27, 2023 at 2.00 p.m. via electronics means (E-AGM).

CENTRALPATTANA

Contents

05

Responsibility of the Board
of Directors to the Financial
Statements

06

Independent
Auditor's Report

11

Financial Statements

22

Notes to
the Financial Statements

Responsibility of the Board of Directors to the Financial Statements

The Board of Directors of Central Pattana Public Company Limited (“the Company”) is responsible for the consolidated financial statements of the Company and its subsidiaries as well as financial information as presented in the annual report. The financial statements are prepared in conformity with Thai Financial Reporting Standards (TFRSs) which are appropriately applied on a consistent basis. Conservation judgment and best estimate are adopted in this preparation. In addition, all important information is adequately disclosed in the notes to financial statements.

The Board of Directors has set up and maintained an effective internal control to reasonably ensure that all accounting records are accurate, complete and sufficient to secure its assets. Moreover, all possible weakness could be found to prevent fraud or material unusual transactions.

The Board of Directors has appointed the audit committee which comprises independent directors, to control quality of financial report and internal control system. The opinion of the audit committee on this matter has already been presented in the audit committee report.

The Board of Directors is of an opinion that internal control systems of the Company and its subsidiaries are in the satisfactory and sufficient level to reasonably build the confidence in the reliability of the consolidated financial statements of the Company and its subsidiaries as of December 31, 2022.

Mr. Sudhitham Chirathivat

Chairman

Ms. Wallaya Chirathivat

Director

President & Chief Executive Officer

Independent Auditor's Report

To the Shareholders of Central Pattana Public Company Limited

Opinion

I have audited the consolidated and separate financial statements of Central Pattana Public Company Limited and its subsidiaries (the “Group”) and of Central Pattana Public Company Limited (the “Company”), respectively, which comprise the consolidated and separate statements of financial position as at 31 December 2022, the consolidated and separate statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying consolidated and separate financial statements present fairly, in all material respects, the financial position of the Group and the Company, respectively, as at 31 December 2022 and their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards (TFRSs).

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements* section of my report. I am independent of the Group and the Company in accordance with the Code of Ethics for Professional Accountants including Independence Standards issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that is relevant to my audit of the consolidated and separate financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of my audit of the consolidated and separate financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

Business acquisition	
Refer to Notes 3 (a) and 5 to the consolidated financial statements.	
The key audit matter	How the matter was addressed in the audit
On 30 August 2021, the Group has acquired the business of Siam Future Development Public Company Limited and its subsidiaries of Baht 13,341 million. The Group engaged an independent appraiser to determine the fair values of assets acquired and liabilities assumed from a business acquisition and completed during 2022. The identification and evaluating the fair values of assets acquired and liabilities assumed from the business acquisition had the complexity of valuation methodologies and key assumptions involved judgement by management. So, I considered such matter as the key audit matter.	<p>Audit procedures included:</p> <ul style="list-style-type: none"> - evaluating the knowledge, ability and independence of the independent valuer of the Group; - evaluated the assessment of the identification of assets acquired and liabilities assumed; - evaluating the assets acquired and liabilities assumed from business acquisition by considering appropriateness of the financial model, valuation methodologies and key assumptions including: projected growth rate and discounted rate; - testing calculation; - considered the adequacy of the disclosure in accordance with the Thai Financial Reporting Standards.

Revenue recognition	
Refer to Notes 3 (r), 4 and 24 to the consolidated and separate financial statements.	
The key audit matter	How the matter was addressed in the audit
<p>Revenue from rental and service are significant amounts in the financial statements. Those revenues are based on a large number of lease agreements and service agreements, which had a variety of terms and conditions and there are material amounts including rental and service discounts given to tenants. During 2022 and 2021, the Group considered to provide discounts to tenants in shopping centers affected by COVID-19 pandemic. Such transactions were lease modification.</p> <p>So, the accuracy and completeness of revenue recognition related to lease and service agreements are areas of key audit matter for my audit.</p>	<p>Audit procedures included:</p> <ul style="list-style-type: none"> - understanding the revenue recognition process by inquiring these activities with the related management and reading sample of lease and service agreements to understand the key terms and conditions to assist in identifying the risks of inappropriate revenue recognition pertaining to the various revenue streams; - testing of internal control over the revenue process including key manual controls, including but not limited to, the controls on the approval of lease agreements and changes to lease terms and the input of these information to the accounting system, controls on the invoice billings and collection processes, controls on the approval of rental discount granted and credit note issued;

Revenue recognition	
Refer to Notes 3 (r), 4 and 24 to the consolidated and separate financial statements.	
The key audit matter	How the matter was addressed in the audit
	<ul style="list-style-type: none"> - testing of systems-based controls over the revenue process with assistance of KPMG IT specialists including testing of controls over system configuration of rental pricing data and billing process and the linkage to usage data that drives revenue recognition; - testing the recording of revenue from rental and service using sampling basis and comparing terms and conditions stipulated in the lease agreements with related documents including discount, testing calculation, collection; and - assessing the adequacy of the disclosure in accordance with the related Thai Financial Reporting Standards.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated and separate financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the consolidated and separate financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated and separate financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance and request that the correction be made.

Responsibilities of Management and Those Charged with Governance for the Consolidated and Separate Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with TFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, management is responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group and the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's and the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

My objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

(Vannaporn Jongperadechanon)
Certified Public Accountant
Registration No. 4098

KPMG Phoomchai Audit Ltd.
Bangkok
22 February 2023

Central Pattana Public Company Limited and its Subsidiaries
Statement of financial position

Assets	Note	Consolidated financial statements		Separate financial statements	
		31 December		31 December	
		2022	2021	2022	2021
		(in Baht)			
Current assets					
Cash and cash equivalents	7	3,246,195,440	3,130,563,990	2,101,004,972	2,260,161,384
Trade accounts receivable	6, 8	2,915,054,303	4,202,579,635	1,754,352,288	2,698,977,446
Other receivables	6	2,482,759,488	2,603,582,766	2,242,484,345	1,352,272,431
Current portion of finance lease receivables		27,598,919	22,201,326	2,967,331	-
Real estate development for sales	9, 18	13,666,532,743	10,062,185,182	-	-
Short-term loans to related parties	6	29,581,593	-	683,488,984	242,582,145
Other current financial assets	30	2,874,488,061	2,926,663,869	873,853,805	784,013,159
Total current assets		25,242,210,547	22,947,776,768	7,658,151,725	7,338,006,565
Non-current assets					
Restricted bank deposits	18	1,000,000	1,000,000	-	-
Other non-current financial assets	30	3,284,750,961	2,397,283,769	1,751,436,968	1,535,540,892
Investments in subsidiaries and fund	5, 11	-	-	32,307,884,997	32,169,535,047
Investments in associates	5, 10	8,393,170,011	8,180,950,973	9,399,168,022	9,280,420,232
Investments in joint ventures	5, 10	31,882,427,902	31,803,016,736	5,840,753,110	5,840,753,110
Finance lease receivable	6, 33	19,576,560,509	18,151,895,425	3,316,544	-
Long-term loans to related parties	6	1,030,629,740	1,053,930,759	64,938,185,151	56,244,907,016
Investment properties	5, 13, 18	168,701,806,660	166,647,557,162	84,285,569,327	81,560,693,122
Property, plant and equipment	5, 14	4,005,430,710	3,200,404,721	530,537,026	481,802,280
Goodwill	16	1,290,875,152	1,211,741,644	-	-
Deferred tax assets	27	3,413,013,231	3,249,669,858	1,971,306,728	1,798,677,583
Other non-current assets	6, 17	5,870,052,122	4,575,614,731	1,229,769,892	1,390,542,960
Total non-current assets		247,449,716,998	240,473,065,778	202,257,927,765	190,302,872,242
Total assets		272,691,927,545	263,420,842,546	209,916,079,490	197,640,878,807

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of financial position

Liabilities and equity	Note	Consolidated financial statements		Separate financial statements	
		31 December		31 December	
		2022	2021	2022	2021
		(in Baht)			
Current liabilities					
Short-term loans from financial institutions	18	12,870,000,000	17,660,000,000	12,050,000,000	15,600,000,000
Trade accounts payable	6	1,274,234,668	707,578,548	401,524,461	284,845,533
Other payables	6, 19, 24	6,340,152,929	5,551,288,230	3,691,268,834	2,563,307,504
Current portion of lease liabilities	6	2,651,700,101	2,836,121,628	2,157,786,790	1,988,012,078
Short-term loans from related parties	6, 18	440,370,126	298,826,399	13,972,965,785	11,694,117,574
Current portion of long-term loans	18	14,130,496,602	12,136,293,837	13,030,496,603	7,621,085,428
Current portion of advance received from rental income	6, 32	1,835,497,044	1,872,628,182	259,843,261	249,606,812
Income tax payable		821,181,808	372,884,208	148,564,451	-
Contractor payables		1,668,430,579	2,056,566,410	958,038,025	1,069,044,327
Total current liabilities		42,032,063,857	43,492,187,442	46,670,488,210	41,070,019,256
Non-current liabilities					
Long-term loans from related parties	6, 18	974,901,389	930,608,387	7,264,281,662	7,643,181,671
Long-term loans	18	51,329,140,399	49,753,349,394	48,797,234,099	46,967,489,566
Lease liabilities	6	46,218,381,788	44,423,114,167	31,637,796,852	29,493,266,934
Deferred tax liabilities	27	3,684,633,184	3,514,563,266	-	-
Advance received from rental income	6, 32	28,889,099,155	29,794,921,710	4,038,893,699	4,165,115,959
Deposits received from customers	6	8,676,895,896	8,254,646,646	5,032,926,857	4,704,193,675
Non-current provisions for employee benefits	5, 20	920,436,925	853,084,892	670,119,916	612,041,783
Provision for decommissioning and restoration		337,275,182	324,005,272	302,346,069	290,247,199
Other non-current liabilities	6	8,917,155	5,167,400	-	-
Total non-current liabilities		141,039,681,073	137,853,461,134	97,743,599,154	93,875,536,787
Total liabilities		183,071,744,930	181,345,648,576	144,414,087,364	134,945,556,043

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of financial position

	Note	Consolidated financial statements		Separate financial statements	
		31 December		31 December	
Liabilities and equity		2022	2021	2022	2021
		(in Baht)			
Equity					
Share capital					
Authorised share capital					
(4,488,000,000 ordinary shares, par value at Baht 0.5 per share)		2,244,000,000	2,244,000,000	2,244,000,000	2,244,000,000
Issued and paid-up share capital					
(4,488,000,000 ordinary shares, par value at Baht 0.5 per share)		2,244,000,000	2,244,000,000	2,244,000,000	2,244,000,000
Premium on ordinary shares	21	8,558,557,850	8,558,557,850	8,558,557,850	8,558,557,850
Retained earnings					
Appropriated					
Legal reserve	23	224,400,000	224,400,000	224,400,000	224,400,000
Unappropriated		70,774,061,518	62,694,380,400	55,163,233,251	52,539,385,154
Treasury shares	22	(761,216,026)	(761,216,026)	(761,216,026)	(761,216,026)
Other components of equity	23	435,141,377	142,059,680	73,017,051	(109,804,214)
Equity attributable to owners of the parent		81,474,944,719	73,102,181,904	65,501,992,126	62,695,322,764
Non-controlling interests	12	8,145,237,896	8,973,012,066	-	-
Total equity		89,620,182,615	82,075,193,970	65,501,992,126	62,695,322,764
Total liabilities and equity		272,691,927,545	263,420,842,546	209,916,079,490	197,640,878,807

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of comprehensive income

		Consolidated financial statements		Separate financial statements	
		For the year ended		For the year ended	
		31 December		31 December	
	Note	2022	2021	2022	2021
		(in Baht)			
Revenue					
Revenue from rental and services	6, 24	31,131,046,184	22,072,637,629	17,570,623,643	11,629,480,415
Revenue from food center services	6, 24	655,305,902	324,803,920	300,504,779	126,769,904
Revenue from hotel operation	24	918,248,221	286,493,491	-	-
Revenue from sale of real estate	24	2,870,004,345	2,156,075,248	-	-
Investment income	6	1,552,197,306	1,420,947,995	2,933,646,074	1,982,598,509
Other income	6, 10, 25	1,580,200,689	4,136,574,330	1,923,222,305	2,724,728,580
Total revenue		38,707,002,647	30,397,532,613	22,727,996,801	16,463,577,408
Expenses					
Cost of rental and services	6	15,447,309,782	12,870,616,838	9,598,630,464	8,293,762,620
Cost of food center services	6	378,743,094	270,667,514	151,804,151	91,003,301
Cost of hotel operation		276,972,598	136,716,091	-	-
Cost of sale of real estate		1,929,726,922	1,506,102,555	-	-
Administrative expenses	6	6,618,476,169	5,413,946,664	4,250,470,524	3,618,215,290
Total expenses		24,651,228,565	20,198,049,662	14,000,905,139	12,002,981,211
Profit from operating activities		14,055,774,082	10,199,482,951	8,727,091,662	4,460,596,197
Reversal of impairment (loss)					
determined in accordance with TFRS 9	6, 8	(50,532,136)	(85,547,945)	5,862,804	(6,883,934)
Finance costs	6	(2,203,710,145)	(1,789,932,274)	(2,418,120,616)	(2,045,446,073)
Share of profit of joint ventures and associates accounted for using equity method	10	1,559,580,335	703,958,648	-	-
Profit before income tax expense		13,361,112,136	9,027,961,380	6,314,833,850	2,408,266,190
Tax expense	27	(2,486,732,972)	(1,798,014,482)	(1,008,514,039)	(308,356,001)
Profit for the year		10,874,379,164	7,229,946,898	5,306,319,811	2,099,910,189
Other comprehensive income					
Items that will be reclassified subsequently to profit or loss					
Exchange differences on translating financial statements		87,143,487	78,022,782	-	-
Gain on cash flow hedges		42,386,872	-	42,386,872	-
Total items that will be reclassified subsequently to profit or loss		129,530,359	78,022,782	42,386,872	-
Items that will not be reclassified to profit or loss					
Gain on investments in equity instruments designated at FVOCI		132,273,058	338,088,263	140,434,393	278,048,369
Gain (loss) on measurement of defined benefit plans		2,267,924	(20,086,325)	-	2,525,241
Total items that will not be reclassified to profit or loss	27	134,540,982	318,001,938	140,434,393	280,573,610
Other comprehensive income for the year, net of tax		264,071,341	396,024,720	182,821,265	280,573,610
Total comprehensive income for the year		11,138,450,505	7,625,971,618	5,489,141,076	2,380,483,799

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of comprehensive income

	Note	Consolidated financial statements		Separate financial statements	
		For the year ended		For the year ended	
		31 December		31 December	
		2022	2021	2022	2021
		<i>(in Baht)</i>			
Profit attributable to:					
Owners of the parent		10,759,886,091	7,148,451,831	5,306,319,811	2,099,910,189
Non-controlling interests	12	114,493,073	81,495,067	-	-
Profit for the year		10,874,379,164	7,229,946,898	5,306,319,811	2,099,910,189
Total comprehensive income attributable to:					
Owners of the parent		11,021,661,282	7,536,706,722	5,489,141,076	2,380,483,799
Non-controlling interests		116,789,223	89,264,896	-	-
Total comprehensive income for the year		11,138,450,505	7,625,971,618	5,489,141,076	2,380,483,799
Basic earnings per share <i>(in Baht)</i>	28	2.40	1.59	1.18	0.47

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of changes in equity

Consolidated financial statements												
Other components of equity												
Note	Issued and paid share capital	Share premium	Retained earnings		Treasury shares	Exchange differences on translating financial statements	Fair value reserve	Other deficits	Total other components of equity	Equity attributable to owners of parent	Non-controlling interests	Total equity
			Legal reserve	Unappropriated								
(in Baht)												
Year ended 31 December 2021												
Balance at 1 January 2021												
	2,244,000,000	8,558,557,850	224,400,000	58,695,563,519	(761,216,026)	(148,611,465)	31,726,279	(54,371,775)	(171,256,961)	68,790,048,382	8,333,252,402	77,123,300,784
Transactions with owners, recorded directly in equity												
Distributions to owners of the parent												
29	-	-	-	(3,129,548,625)	-	-	-	-	-	(3,129,548,625)	(6,998,400)	(3,136,547,025)
	-	-	-	(3,129,548,625)	-	-	-	-	-	(3,129,548,625)	(6,998,400)	(3,136,547,025)
Changes in ownership interests in subsidiaries												
5	-	-	-	-	-	-	-	(115,849,402)	(115,849,402)	(115,849,402)	(207,111,130)	(322,960,532)
5	-	-	-	-	-	-	-	-	-	-	785,429,125	785,429,125
	-	-	-	-	-	-	-	(115,849,402)	(115,849,402)	(115,849,402)	578,317,995	462,468,593
Total transactions with owners, recorded directly in equity												
	-	-	-	(3,129,548,625)	-	-	-	(115,849,402)	(115,849,402)	(3,245,398,027)	571,319,595	(2,674,078,432)
Comprehensive income for the year												
	-	-	-	7,148,451,831	-	-	-	-	-	7,148,451,831	81,495,067	7,229,946,898
	-	-	-	(20,086,325)	-	91,077,780	338,088,263	-	429,166,043	409,079,718	(13,054,998)	396,024,720
	-	-	-	7,128,365,506	-	91,077,780	338,088,263	-	429,166,043	7,557,531,549	68,440,069	7,625,971,618
Balance at 31 December 2021												
	2,244,000,000	8,558,557,850	224,400,000	62,694,380,400	(761,216,026)	(57,533,685)	369,814,542	(170,221,177)	142,059,680	73,102,181,904	8,973,012,066	82,075,193,970

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of changes in equity

Year ended 31 December 2022													
Balance at 1 January 2022	2,344,000,000	8,558,557,850	224,400,000	62,694,380,400	(761,216,026)	(57,533,684)	-	369,814,542	(170,221,177)	142,059,681	73,102,181,905	8,973,012,066	82,075,193,971
Transactions with owners, recorded directly in equity													
<i>Distributions to owners of the parent</i>													
Dividends to owners of the Company	29	-	-	-	(2,682,472,897)	-	-	-	-	-	(2,682,472,897)	(26,240,093)	(2,708,712,990)
<i>Total distributions to owners of the parent</i>		-	-	-	(2,682,472,897)	-	-	-	-	-	(2,682,472,897)	(26,240,093)	(2,708,712,990)
<i>Changes in ownership interests in subsidiaries</i>													
Acquisition of non-controlling interests													
without a change in control	5	-	-	-	-	-	-	-	33,574,429	33,574,429	33,574,429	(856,800,022)	(823,225,593)
Acquisition of non-controlling interests with a change in control	5	-	-	-	-	-	-	-	-	-	-	(61,523,278)	(61,523,278)
<i>Total changes in ownership interests in subsidiaries</i>		-	-	-	-	-	-	-	33,574,429	33,574,429	33,574,429	(918,323,300)	(884,748,871)
Total transactions with owners, recorded directly in equity		-	-	-	(2,682,472,897)	-	-	-	33,574,429	33,574,429	(2,648,898,468)	(944,563,393)	(3,593,461,861)
<i>Comprehensive income for the year</i>													
Profit		-	-	-	10,759,886,091	-	-	-	-	-	10,759,886,091	114,493,073	10,874,379,164
Other comprehensive income		-	-	-	2,267,924	-	84,847,337	42,386,872	132,273,058	-	259,507,267	2,296,150	264,071,341
<i>Total comprehensive income for the year</i>		-	-	-	10,762,154,015	-	84,847,337	42,386,872	132,273,058	-	259,507,267	116,789,223	11,138,450,505
Balance at 31 December 2022		2,344,000,000	8,558,557,850	224,400,000	70,774,061,518	(761,216,026)	27,313,653	42,386,872	502,087,600	(136,646,748)	81,474,944,719	8,145,237,896	89,620,182,615

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of changes in equity

		Separate financial statements					Other component of equity	
		Issued and paid share capital	Share premium	Retained earnings		Treasury shares	Fair value reserve	Total equity
Note				Legal reserve	Unappropriated (in Baht)			
Year ended 31 December 2021								
Balance at 1 January 2021		2,244,000,000	8,558,557,850	224,400,000	53,566,498,768	(761,216,026)	(387,852,583)	63,444,388,009
Transactions with owners, recorded directly in equity								
Distributions to owners of the parent								
Dividends to owners of the Company		-	-	-	(3,129,549,044)	-	-	(3,129,549,044)
Total transactions with owners, recorded directly in equity		-	-	-	(3,129,549,044)	-	-	(3,129,549,044)
Comprehensive income for the year								
Profit		-	-	-	2,099,910,189	-	-	2,099,910,189
Other comprehensive income		-	-	-	2,525,241	-	278,048,369	280,573,610
Total comprehensive income for the year		-	-	-	2,102,435,430	-	278,048,369	2,380,483,799
Balance at 31 December 2021		2,244,000,000	8,558,557,850	224,400,000	52,539,385,154	(761,216,026)	(109,804,214)	62,695,322,764

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries
Statement of changes in equity

Separate financial statements									
	Note	Issued and paid share capital	Share premium	Retained earnings		Treasury shares (in Baht)	Other component of equity		
				Legal reserve	Unappropriated		Cash flow hedge reserve	Fair value reserve	Total other components of equity
Year ended 31 December 2022									
Balance at 1 January 2022		2,244,000,000	8,558,557,850	224,400,000	52,539,385,154	(761,216,026)	-	(109,804,214)	62,695,322,764
Transactions with owners, recorded directly in equity									
<i>Distributions to owners of the parent</i>									
Dividends to owners of the Company	29	-	-	-	(2,682,471,714)	-	-	-	(2,682,471,714)
Total transactions with owners, recorded directly in equity		-	-	-	(2,682,471,714)	-	-	-	(2,682,471,714)
Comprehensive income for the year									
Profit		-	-	-	5,306,319,811	-	-	-	5,306,319,811
Other comprehensive income		-	-	-	-	-	42,386,872	140,434,393	182,821,265
Total comprehensive income for the year		-	-	-	5,306,319,811	-	42,386,872	182,821,265	5,489,141,076
Balance at 31 December 2022									
		2,244,000,000	8,558,557,850	224,400,000	55,163,233,251	(761,216,026)	42,386,872	73,017,051	65,501,992,126

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries

Statement of cash flows

	Consolidated financial statements For the year ended 31 December		Separate financial statements For the year ended 31 December	
	2022	2021	2022	2021
	(in Baht)			
<i>Cash flows from operating activities</i>				
Profit for the year	10,874,379,164	7,229,946,898	5,306,319,811	2,099,910,189
<i>Adjustments to reconcile profit (loss) to cash receipts (payments)</i>				
Real estate development for sales decrease from				
transfer to cost of sales	1,929,726,922	1,506,102,555	-	-
Depreciation and amortisation expenses	8,550,031,053	8,124,220,923	5,244,581,483	5,196,923,265
Investment income	(1,552,197,306)	(1,420,947,995)	(2,933,646,074)	(1,982,598,509)
Finance costs	2,203,710,145	1,789,932,274	2,418,120,616	2,045,446,073
Impairment loss (reversal of) recognised in profit or loss	50,532,136	85,547,945	(5,862,804)	6,883,934
Loss on write-off of investment properties	743,023	20,260,411	1,429,015	-
Gain on sale of other current financial assets	(2,336,087)	(2,953,463)	(1,887,278)	(2,876,958)
Gain on sale of investments in associate	(345,040,064)	-	(322,855,600)	-
(Gain) loss on sales of assets	(27,334,852)	(2,671,889,172)	2,477,446	(1,351,685,985)
Recognition of advance received from rental income	(1,969,112,295)	(1,501,749,784)	(271,236,944)	(248,228,613)
Non-current provisions for employee benefits	110,297,911	120,779,604	79,145,120	90,894,115
Share of profit of associates and joint ventures accounted for				
using equity method	(1,559,580,335)	(703,958,648)	-	-
Unrealised (gain) loss on exchange rate	(18,618,294)	22,373,036	-	-
Unrealised (gain) loss from financial instruments	34,495,626	(17,890,123)	(706,741)	(5,926)
Rental discount from lessor	(62,152,291)	(174,144,646)	-	-
Tax expense	2,486,732,972	1,798,014,482	1,008,514,039	308,356,001
	20,704,277,428	14,203,644,297	10,524,392,089	6,163,017,586
<i>Changes in operating assets and liabilities</i>				
Trade accounts receivable	1,236,993,196	(716,864,430)	950,487,962	(318,638,350)
Other receivables	(154,350,908)	(1,583,898,807)	(819,974,024)	(764,625,720)
Real estate development for sales	(5,056,421,785)	(2,320,008,011)	-	-
Finance lease receivable	3,105,713	12,468,488	3,105,713	-
Other non-current assets	(589,228,888)	(1,174,760,421)	364,354,576	(295,738,860)
Trade accounts payable	164,828,519	(144,006,721)	116,678,928	(117,386,308)
Other payables	833,115,996	563,350,740	1,265,025,801	193,803,908
Advance received from rental income	1,026,158,602	614,882,441	155,251,133	496,887,566
Deposits received from customers	422,249,250	(388,931,743)	328,733,182	31,213,424
Provisions for employee benefit paid	(40,110,972)	(66,895,946)	(21,066,987)	(59,547,851)
Net cash generated from operations	18,550,616,151	8,998,979,887	12,866,988,373	5,328,985,395
Tax paid	(2,163,572,273)	(1,139,977,119)	(1,078,284,048)	(198,117,659)
Net cash from operating activities	16,387,043,878	7,859,002,768	11,788,704,325	5,130,867,736

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries

Statement of cash flows

	Consolidated financial statements		Separate financial statements	
	For the year ended		For the year ended	
	31 December		31 December	
	2022	2021	2022	2021
	(in Baht)			
Cash flows from investing activities				
Interest received	99,567,450	58,532,413	832,826,320	548,257,926
Dividends received	1,003,055,085	517,277,231	1,885,736,881	1,192,279,251
Increase (decrease) in other current financial assets	55,584,227	(914,783,919)	(86,716,628)	(354,615,669)
Acquisition of investments in subsidiaries, associates and joint ventures	(255,377,053)	(8,937,965,576)	(393,727,003)	(7,363,920,706)
Cash received for sales and capital reduction of investments in associate	408,135,678	-	383,056,463	-
Acquisition of other non-current financial assets	(668,929,101)	(100,722,057)	(77,770)	(130,950)
Repayments of loans to related parties	(488,394,912)	(144,393,000)	(20,873,662,021)	(34,283,435,273)
Cash received from repayment of loans from related parties	508,331,667	17,250,000	11,955,029,984	9,170,863,987
Acquisition of investment properties	(5,266,829,912)	(6,018,896,508)	(3,750,400,664)	(4,008,870,120)
Acquisition of property and equipment	(1,117,581,041)	(501,906,944)	(193,883,854)	(92,338,139)
Acquisition of intangible assets	(378,175)	(10,784,947)	-	(10,700,000)
Advance payment for purchase of investment properties	(888,046,224)	(376,575,648)	(310,862,290)	(190,751,935)
Cash received from sales of investment properties	127,936,558	6,104,298,318	1,545,119	2,615,204,128
Repayment of contractor payables	(955,300,267)	(1,326,338,133)	(541,587,957)	(286,996,664)
Acquisition of subsidiaries, net of cash acquired	-	(24,529,941,629)	-	(991,334,750)
Net cash used in investing activities	(7,438,226,020)	(36,164,950,399)	(11,092,723,420)	(34,056,488,914)
Cash flows from financing activities				
Interest paid	(1,259,882,473)	(837,331,267)	(1,605,367,703)	(1,338,659,477)
Dividends paid to owners	(2,708,699,692)	(3,136,363,518)	(2,682,458,416)	(3,129,366,893)
Payment of lease liabilities	(2,979,481,501)	(2,301,578,732)	(2,092,016,424)	(1,881,491,236)
Payment of changes in ownership interest in subsidiary without a change in control	(823,225,593)	(207,111,130)	-	-
Cash received from loans from related parties	172,552,716	258,084,344	5,199,261,477	6,494,055,428
Repayments of loans from related parties	-	-	(3,303,470,823)	(5,273,678,247)
Cash received from loans from financial institutions and issuing debentures	39,790,000,000	79,929,843,836	37,650,000,000	76,149,343,836
Repayments of loans from financial institutions and debentures	(41,063,081,740)	(49,441,348,314)	(34,021,085,428)	(45,991,247,264)
Net cash from (used in) financing activities	(8,871,818,283)	24,264,195,219	(855,137,317)	25,028,956,147
Net increase (decrease) in cash and cash equivalents, before effect of exchange rate changes	76,999,575	(4,041,752,412)	(159,156,412)	(3,896,665,031)
Effect of exchange rate changes on cash and cash equivalents	38,631,875	(46,371,595)	-	-
Net increase (decrease) in cash and cash equivalents	115,631,450	(4,088,124,007)	(159,156,412)	(3,896,665,031)
Cash and cash equivalents at 1 January	3,130,563,990	7,218,687,997	2,260,161,384	6,156,826,415
Cash and cash equivalents at 31 December	3,246,195,440	3,130,563,990	2,101,004,972	2,260,161,384
Non-cash transactions				
Other receivable from sales of investment in associate	64,994,160	-	64,994,160	-
Contractor payables which payments have not yet been made	5,121,958,930	2,042,146,969	4,059,008,724	1,200,386,631
Trade accounts payable from real estate projects for sale which payments have not yet been made	402,116,242	116,432,629	-	-
Borrowing costs relating to the acquisition of assets	270,547,151	386,089,004	8,470,580	45,759,357

The accompanying notes form an integral part of these financial statements.

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

Note	Contents
1	General information
2	Basis of preparation of the financial statements
3	Significant accounting policies
4	Impact of COVID-19 pandemic
5	Acquisitions of subsidiaries and non-controlling interests
6	Related parties
7	Cash and cash equivalents
8	Trade accounts receivable
9	Real estate development for sale
10	Investments in associates and joint ventures
11	Investments in subsidiaries and fund
12	Non-controlling interests
13	Investment properties
14	Property, plant and equipment
15	Leases
16	Goodwill
17	Other non-current assets
18	Interest-bearing liabilities
19	Other payables
20	Provision for employee benefits
21	Share capital
22	Treasury share
23	Reserves
24	Segment information and disaggregation of revenue
25	Other income
26	Expenses by nature
27	Income tax
28	Basic earnings per share
29	Dividends
30	Financial instruments
31	Capital management
32	Leasing properties
33	Commitments with non-related parties
34	Events after the reporting period

These notes form an integral part of the financial statements.

The financial statements issued for Thai statutory and regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements, and were approved and authorized for issue by the Board of Directors on 22 February 2023.

1 General information

The Company's major shareholder during the financial period was Central Holdings Company Limited (26.2% shareholding), which was incorporated in Thailand.

The principal businesses of the Company are developing new projects and managing projects as constructing office buildings and shopping centers for rent, providing utility services in shopping centers, sales of food and beverage and providing property management consulting and corporate services. Details of the Company's subsidiaries and fund, associates, joint venture entities and other related parties as at 31 December 2022 and 2021 are additionally given in notes 6, 10 and 11. Details are as follows:

Name of entity	Type of business	Country of incorporation	Ownership interest	
			2022	2021
(%)				
Direct subsidiaries				
Central Pattana Rama 2 Co., Ltd.	(1) (4)	Thailand	100.0	100.0
Central Pattana Chiangmai Co., Ltd.	(1) (2) (4)	Thailand	100.0	100.0
Central Pattana Realty Co., Ltd.	(2) (6)	Thailand	100.0	44.0
Central Pattana Rattanaibet Co., Ltd.	(1) (2) (4)	Thailand	100.0	100.0
Central Food Avenue Co., Ltd.	(4)	Thailand	100.0	100.0
Central World Co., Ltd.	(1) (2) (4) (7)	Thailand	100.0	100.0
Central Pattana Rama 3 Co., Ltd.	(1) (4)	Thailand	100.0	100.0
Central Pattana Chonburi Co., Ltd.				
(Completed registration of liquidation)	(1) (2) (4)	Thailand	-	100.0
CPN Residence Co., Ltd.	(10)	Thailand	100.0	100.0
Central Pattana Development Co., Ltd.	(1) (2) (4)	Thailand	100.0	100.0
CPN Global Co., Ltd.	(6)	Thailand	100.0	100.0
Central Pattana Nine Square Co., Ltd.	(1) (2)	Thailand	93.3	93.3
Central Pattana Khon Kaen Co., Ltd.	(1) (2) (4) (10)	Thailand	78.1	78.1
CPN Pattaya Co., Ltd.	(1) (2) (4) (7)	Thailand	100.0	100.0
CPN Rayong Co., Ltd.	(1) (2) (4)	Thailand	100.0	100.0
CPN Korat Co., Ltd.	(1) (2) (4)	Thailand	100.0	100.0
CPN Estate Co., Ltd.	(6)	Thailand	100.0	100.0
CPN Residence Khon Kaen Co., Ltd.	(6)	Thailand	100.0	100.0
Suanlum Property Co., Ltd.	(1)	Thailand	85.0	83.5
Phraram 4 Development Co., Ltd.	(6)	Thailand	90.0	90.0
Saladang Property Management Co., Ltd.	(1)	Thailand	100.0	100.0
CPN REIT Management Co., Ltd.	(11)	Thailand	100.0	100.0
Dara Harbour Co., Ltd.	(6)	Thailand	65.0	65.0
CPN Pattaya Hotel Co., Ltd.	(7)	Thailand	100.0	100.0
Chanakun Development Co., Ltd.	(1)	Thailand	100.0	100.0
CPN Village Co., Ltd.	(1)	Thailand	70.0	70.0
Bayswater Co., Ltd.	(1)	Thailand	50.0	50.0
CentralPattana Life Co., Ltd.				
(formerly name Siam Future Management Co., Ltd.)	(2)	Thailand	100.0	-

Name of entity	Type of business	Country of incorporation	Ownership interest	
			2022	2021
			(%)	
Indirect subsidiaries				
Central Pattana Realty Co., Ltd.	(2) (6)	Thailand	-	56.0
Central Pattana Nine Square Co., Ltd.	(1) (2)	Thailand	4.4	4.4
Bangna Central Property Co., Ltd.	(1) to (5)	Thailand	99.9	99.9
Global Retail Development & Investment Limited	(6)	Hong Kong	100.0	100.0
Global Commercial Property Limited (Completed registration of liquidation)	(6)	Hong Kong	-	100.0
CPN Complex Co., Ltd.	(6)	Thailand	99.9	99.9
CPN City Co., Ltd.	(6)	Thailand	99.9	99.9
C.S. City Co., Ltd.	(1)	Thailand	100.0	100.0
CPN Residence Management Co., Ltd.	(12)	Thailand	100.0	100.0
CPN Ventures Sdn. Bhd.	(8)	Malaysia	100.0	100.0
Central Plaza i-City Real Estate Sdn. Bhd.	(6)	Malaysia	60.0	60.0
Grand Canal Land Public Company Limited	(1) (2) (3)			
	(4) (8)	Thailand	67.5	67.5
Belle Development Co., Ltd.	(1) (10)	Thailand	79.6	79.6
Belle Assets Co., Ltd.	(6)	Thailand	100.0	100.0
Sterling Equity Co., Ltd.	(1)	Thailand	100.0	100.0
G Land Property Management Co. Ltd.	(1)	Thailand	100.0	100.0
Rama 9 Square Co., Ltd.	(1)	Thailand	93.1	93.1
Rama 9 Square Hotel Co., Ltd.	(7)	Thailand	99.9	99.9
GLAND REIT Management Co., Ltd. (Under liquidation process)	(11)	Thailand	100.0	100.0
Ratchada Assets Holding Limited	(6)	Thailand	100.0	100.0
		British Virgin Islands		
Chipper Global Limited	(6)	Islands	100.0	100.0
Bayswater Co., Ltd.	(1)	Thailand	50.0	50.0
Siam Future Development Public Company Limited	(1) (2)	Thailand	99.7	96.9
Petchkasem Power Center Co., Ltd.	(1) (2)	Thailand	74.0	74.0
Ekkamai Lifestyle Center Co., Ltd.	(1) (2)	Thailand	51.0	51.0
Siam Future Property Co., Ltd.	(1) (2)	Thailand	100.0	100.0
Ratchayothin Avenue Co., Ltd.	(1)	Thailand	50.0	50.0
Ratchayothin Avenue Management Co. Ltd.	(2)	Thailand	50.0	50.0
Siam Future Management Co. Ltd.	(2)	Thailand	-	100.0
Fund				
Thai Business Fund 4	(6)	Thailand	100.0	100.0

Type of business

- (1) Construction of office buildings and shopping centers for rent
- (2) Provision of utility services in shopping centers
- (3) Construction of residential and shop houses for rent
- (4) Food center services
- (5) Operator of play land and water theme park on shopping centers
- (6) Investment in real estates
- (7) Hotel business
- (8) Property management consulting and corporate services
- (9) Training service and personnel development
- (10) Real estate business for sales of land and houses and condominium units
- (11) Management of a real estate investment trust
- (12) Management of condominium juristic person and housing estate juristic person

2 Basis of preparation of the financial statements

The financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”), guidelines promulgated by the Federation of Accounting Professions and applicable rules and regulations of the Thai Securities and Exchange Commission. The financial statements are presented in Thai Baht, which is the Company’s functional currency.

The consolidated financial statements relate to the Company and its subsidiaries and joint operations (together referred to as the “Group”) and the Group’s interests in associates and joint venture. The preparation of financial statements in conformity with TFRS requires management to make judgements, estimates and assumptions that affect the application of the Group’s accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions that are described in each note are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

New and revised TFRS are effective for annual accounting periods beginning on or after 1 January 2022. The initial application of these new and revised TFRS has no material effect on the financial statements.

In addition, the Group has not early adopted a number of new and revised TFRS, which are not yet effective for the current period in preparing these financial statements. The Group has assessed the potential initial impact on the financial statements of these new and revised TFRS and expects that there will be no material impact on the financial statements in the period of initial application.

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all period presented in these financial statements.

(a) Basis of consolidation

The consolidated financial statements relate to the Company and its subsidiaries (together referred to as the “Group”) and the Group’s interests in associates and joint ventures.

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

At the acquisition date, the Group measures any non-controlling interest at its proportionate interest in the identifiable net assets of the acquiree. In addition, when there is a change in the Group's interest in a subsidiary that does not result in a loss of control, any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received from the acquisition or disposal of the non-controlling interests with no change in control is accounted for as other surplus/deficit in shareholders' equity.

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related non-controlling interests and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

The Group recognised investments in associates and joint ventures using the equity method in the consolidated financial statements in which the equity method is applied. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements in which the equity method is applied include the Group's dividend income and share of the profit or loss and other comprehensive income of equity-accounted investees, until the date on which significant influence or joint control ceases.

Intra-group balances and transactions, and any unrealised income or expenses arising from intra-group transactions, are eliminated on consolidation. Unrealised gains arising from transactions with associates and joint ventures are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Business combinations

The Group applies the acquisition method for all business combinations by the acquisition date is the date which control is transferred to the Group, other than business combinations with entities under common control. The acquisition-related costs for business combinations is recognised as an expense when incurred.

Goodwill is measured as the fair value of the consideration transferred including the recognised amount of any non-controlling interest in the acquiree, less the net recognised amount of the identifiable assets acquired and liabilities assumed. Any gain on bargain purchase is recognised in profit or loss immediately.

Consideration transferred includes the assets transferred, liabilities incurred by the Group to the previous owners of the acquiree, any contingent consideration and equity interests issued by the Group.

A contingent liability of the acquiree is assumed in a business combination only if such a liability represents a present obligation and arises from a past event, and its fair value can be measured reliably.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period, or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognised at that date.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to its acquisition-date fair value and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

Business combination under common control are accounted for using a method similar to the pooling of interest method, by recognising assets and liabilities of the acquired businesses at their carrying amounts in the consolidated financial statements of the ultimate parent company at the transaction date. The difference between the carrying amount of the acquired net assets and the consideration transferred is recognised as surplus or deficit from business combinations under common control in shareholder's equity. The surplus or deficit will be written off upon divestment of the businesses acquired. The results from operations of the acquired businesses will be included in the consolidated financial statements of the acquirer from the beginning of the comparative period or the moment the businesses came under common control, whichever date is later, until control ceases.

(b) *Investments in subsidiaries, associates, and joint ventures*

Investments in subsidiaries, associates and joint ventures in the separate financial statements are measured at cost less allowance for impairment losses. Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established. If the Company disposes of part of its investment, the deemed cost of the part sold is determined using the weighted average method. Gains and losses on disposal of the investments are recognised in profit or loss.

(c) *Foreign currencies*

Transactions in foreign currencies including non-monetary assets and liabilities denominated in foreign currencies are translated to the respective functional currencies of each entity in the Group at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate at the reporting date. Non-monetary assets and liabilities measured at fair value in foreign currencies are translated at the exchange rates at the dates that fair value was determined.

Foreign currency differences are generally recognised in profit or loss.

Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to Thai Baht at the exchange rates at the reporting date. The revenues and expenses of foreign operations, excluding foreign operations in hyperinflationary economies, are translated to Thai Baht at rates approximating the exchange rates at the dates of the transactions.

Foreign exchange differences are recognised in other comprehensive income and accumulated in the translation reserve until disposal of the investment, except to the extent that the translation difference is allocated to non-controlling interests.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to non-controlling interests. When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

When the settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely in the foreseeable future, exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation and are recognised in other comprehensive income, and presented in the foreign currency translation reserve in equity until disposal of the investment.

(d) **Financial instruments**

(d.1) Classification and measurement

Debt securities issued by the Group are initially recognised when they are originated. Other financial assets and financial liabilities (except trade accounts receivables (see note 3(f))) are initially recognised when the Group becomes a party to the contractual provisions of the instrument, and measured at fair value plus or minus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI); or FVTPL. Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified prospectively from the reclassification date.

On initial recognition, financial liabilities are classified as measured at amortised cost using the effective interest method or FVTPL. Interest expense, foreign exchange gains and losses and any gain or loss on derecognition are recognised in profit or loss.

Financial assets measured at amortised costs are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by expected credit losses. Interest income, foreign exchange gains and losses, expected credit loss and any gain or loss on derecognition are recognised in profit or loss.

Equity investments measured at FVOCI are subsequently measured at fair value. Dividend income is recognised as income in profit or loss on the date on which the Group's right to receive payment is established, unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

(d.2) Derecognition and offsetting

The Group derecognises a financial asset when the contractual rights to receive the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

The difference between the carrying amount extinguished and the consideration received or paid is recognised in profit or loss.

When the basis of determining the contractual cash flows of a financial asset or financial liability measured at amortised cost changed as a result of interest rate benchmark reform (IBOR reform), the Group first updated the effective interest rate of the financial asset or financial liability to reflect the change that is required by IBOR reform. If there were any other additional changes, the Group applied the policies on accounting for modifications to those changes.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and the Group intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

(d.3) Derivatives

Derivative are recognised at fair value and remeasured at fair value at each reporting date. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss.

(d.4) Hedging

At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the risk, the economic relationship between the hedged item and the hedging instrument, including consideration of the hedge effectiveness at the inception of the hedging relationship and throughout the remaining period to determine the existence of economic relationship between the hedged item and the hedging instrument.

Hedges directly affected by IBOR reform

When the basis for determining the contractual cash flows of the hedged item or hedging instrument changes as a result of IBOR reform and therefore there is no longer uncertainty arising about the cash flows of the hedged item or the hedging instrument, the Group amends the hedge documentation of that hedging relationship to reflect the changes required by IBOR reform. For this purpose, the hedge designation is amended once the following changes:

- designating an alternative benchmark rate as the hedged risk;
- updating the description of the hedged item, including the description of the designated portion of the cash flows or fair value being hedged; or
- updating the description of the hedging instrument.

The Group amends the formal hedge documentation by the end of the reporting period during which a change required by IBOR reform is made to the hedged risk, hedge item or hedging instrument. These amendments in the formal hedge documentation do not constitute the discontinuation of the hedging relationship or the designation of a new hedging relationship.

If changes are made in addition to those changes required by IBOR reform, then the Group first considers whether those additional changes result in the discontinuation of the hedge accounting relationship. If the additional changes do not result in the discontinuation of the hedge accounting relationship, then the Group amends the formal hedge documentation for changes required by IBOR reform as mentioned above.

When the interest rate benchmark on which the hedged future cash flows had been based is changed as required by IBOR reform, for the purpose of determining whether the hedged future cash flows are expected to occur, the Group deems that the hedging reserve recognised in OCI for that hedging relationship is based on the alternative benchmark rate on which the hedged future cash flows will be based.

Cash flow hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the hedging reserve. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in profit or loss.

The Group designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedging relationships. The change in fair value of the forward element of forward exchange contracts (forward points) is recognised in a cash flow hedging reserve within equity.

When the hedged forecast transaction subsequently results in the recognition of a non-financial item such as inventory, the amount accumulated in the cash flow hedging reserve is included directly in the initial cost of the non-financial item when it is recognised.

For all other hedged forecast transactions, the amount accumulated in the cash flow hedging reserve is reclassified to profit or loss in the same period or periods during which the hedged expected future cash flows affect profit or loss.

If the hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. When hedge accounting for cash flow hedges is discontinued, the amount that has been accumulated in the cash flow hedging reserve remains in equity until, for a hedge of a transaction resulting in the recognition of a non-financial item, it is included in the non-financial item's cost on its initial recognition or, for other cash flow hedges, it is reclassified to profit or loss in the same period or periods as the hedged expected future cash flows affect profit or loss.

If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in the cash flow hedging reserve are immediately reclassified to profit or loss.

(d.5) Impairment of financial assets other than trade accounts receivable

The Group recognises allowances for expected credit losses (ECLs) on financial assets measured at amortised cost, debt investments measured at FVOCI and finance lease receivables exclude measured at FVTPL.

The Group recognises ECLs equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition or credit-impaired financial assets, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

ECLs are a probability-weighted estimate of credit losses based on forward-looking and historical experience. Credit losses are measured as the present value of all cash shortfalls discounted by the effective interest rate of the financial asset.

The Group recognises ECLs for low credit risk financial asset as 12-month ECLs.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 90 days past due, significant deterioration in credit rating, significant deterioration in the operating results of the debtor and existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor's ability to meet its obligation to the Group.

The Group considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group takes action such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

(d.6) Write-off

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering. Subsequent recoveries of an asset that was previously written off, are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

(d.7) Interest

Interest income and expense is recognised in profit or loss using the effective interest method. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

(e) Cash and cash equivalents

Cash and cash equivalents comprise cash balances, call deposits and highly liquid short-term investments which have maturities of three months or less from the date of acquisition. Bank overdrafts that are repayable on demand are a component of cash and cash equivalents for the purpose of the statement of cash flows.

(f) Trade receivable

A trade receivable is recognised when the Group has an unconditional right to receive consideration. A trade receivable is measured at transaction price less allowance for expected credit loss. Bad debts are written off when incurred.

The Group estimates lifetime expected credit losses (ECLs), using a provision matrix to find the ECLs rates. This method groups the debtors based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date.

(g) Real estate development for sale

Real estate development for sale is real estate that is held with the intention to sell in the ordinary course of business. This real estate is measured at the lower of cost and net realisable value.

The cost of real estate development for sale comprises the cost of land, including acquisition costs, land improvement cost, development expenditure, borrowing costs and other related expenditure. Borrowing costs payable on loans funding real estate development projects are capitalised as part of the cost of the property until the completion of development. Cost of real estate development for sale includes an allocation of common area property development expenditure based on saleable area.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

When real estate development for sale are sold, the cost of that real estate is recognised as an expense in the period in which the related revenue is recognised.

(h) *Investment properties*

Investment properties are such as land, buildings and right-of-use assets that the Group held to earn rental income, for capital appreciation or for both, but not for sale in the ordinary course of business or use in operation.

Investment properties are measured at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed assets includes capitalised borrowing costs.

Depreciation is calculated on a straight-line basis over the estimated useful lives of buildings and improvement of 20 - 30 years and recognised in profit or loss. No depreciation is charged on freehold land and assets under construction.

Differences between the proceeds from disposal and the carrying amount of investment property are recognised in profit or loss.

(i) *Property, plant and equipment*

Property, plant and equipment are measured at cost less accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes capitalised borrowing costs, and the costs of dismantling and removing the items and restoring the site on which they are located including transfers from other comprehensive income of any gain or loss on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gains and losses on disposal of item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised in profit or loss.

The cost of replacing a part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in profit or loss as incurred.

Depreciation

Depreciation is calculated on a straight-line basis over the estimated useful lives of each component of an asset and recognised in profit or loss. No depreciation is provided on freehold land and assets under construction.

The estimated useful lives are as follows:

Buildings and improvements	20 years
Furniture, fixtures, office and transportation equipment	5 - 15 years

(j) Goodwill

Goodwill that arises upon the acquisition of subsidiaries. The measurement of goodwill at initial recognition. Subsequent to initial recognition, goodwill is measured at cost less accumulated impairment losses. In respect of equity-accounted investee, the carrying amount of goodwill is included in the carrying amount of the investment, and an impairment loss on such an investment is not allocated to any asset, including goodwill, that forms part of the carrying amount of the equity-accounted investee.

(k) Leases

At inception of a contract, the Group assesses that a contract is, or contains, a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a lessee

At commencement or on modification of a contract, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices of each component. For the leases of property, the Group has elected not to separate non-lease components and accounted for the lease and non-lease components wholly as a single lease component.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date, except for leases of low-value assets and short-term leases which are recognised as an expense on a straight-line basis over the respective lease terms.

Right-of-use asset is measured at cost, less any accumulated depreciation and impairment loss, and adjusted for any remeasurements of lease liability. The cost of right-of-use asset includes the initial amount of the lease liability adjusted for any prepaid lease payments, plus any initial direct costs incurred and an estimate of restoration costs, less any lease incentives received. Depreciation is charged to profit or loss on a straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment.

The lease liability is initially measured at the present value of all lease payments that shall be paid under the lease. The Group uses the Group's incremental borrowing rate to discount the lease payments to the present value. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a lease modification, or a change in the assessment of options specified in the lease. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero. The Group remeasured lease liabilities using the original discount rate and recognised the impact of the change in lease liability in profit or loss.

As a lessor

At inception or on modification of a lease contract, the Group allocates the consideration in the contract to each component on the basis of their relative standalone selling prices.

At lease inception, the Group considers to classify a lease that transfers substantially all of the risks and rewards incidental to ownership of the underlying asset to lessees as a finance lease. A lease that does not meet this criteria is classified as an operating lease.

When the Group is an intermediate lessor, the Group classifies the sub-lease either as a finance lease or an operating lease with reference to the right-of-use asset arising from the head lease. In case of a head lease is a short-term lease, the sub-lease is classified as an operating lease. Those right-of-use assets are presented as investment properties.

The Group recognises finance lease receivables at the net investment of the leases, which includes the present value of the lease payments, and any unguaranteed residual value, discounted using the interest rate implicit in the lease. Finance lease income reflects a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

The Group recognises lease payments received under operating leases in profit or loss on a straight-line basis over the lease term as part of rental income. Initial direct costs incurred in arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as rental income in the accounting period in which they are earned.

The Group estimates lifetime expected credit losses (ECLs), using a provision matrix to find ECLs rate. This method groups the lease receivables based on shared credit risk characteristics and past due status, taking into account historical credit loss data, adjusted for factors that are specific to the debtors and an assessment of both current economic conditions and forward-looking general economic conditions at the reporting date. The Group derecognises the lease receivables as disclosed in note 3(d).

(l) *Impairment of non-financial assets*

The carrying amounts of the Group's assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the assets' recoverable amounts are estimated. For goodwill and intangible assets that have indefinite useful lives or are not yet available for use, the recoverable amount is estimated each year at the same time.

An impairment loss is recognised in profit or loss if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount.

The recoverable amount is the greater of the asset's value in use and fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss of asset recognised in prior periods is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not reversed. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(m) Contract liabilities

A contract liability is the obligation to transfer goods or services to the customer. A contract liability is recognised when the Group receives or has an unconditional right to receive non-refundable consideration from the customer before the Group recognises the related revenue.

(n) Employee benefits

Defined contribution plan

Obligations for contributions to provident fund for the employee of the Group are recognised expensed as the related service is provided.

Defined benefit plans

The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount which performed by a qualified actuary using the projected unit credit method.

Remeasurements of the net defined benefit liability, actuarial gain or loss are recognised immediately in OCI. The Group determines the interest expense on the net defined benefit liability for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period, taking into account any changes in the net defined benefit liability during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

The Group's net obligation in respect of long-term employee benefit is the amount of future benefit that employees have earned in the current and prior periods which discounting that amount to present value.

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(o) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as a finance cost.

Provision for decommissioning and restoration

The Company recognises provision for decommissioning costs of the buildings or structures with the present value of the estimate of the eventual costs at the lease end date. The recognised provision for decommissioning costs are based on removal cost estimates, removal period, discount rate and future inflation rate. Provision for decommissioning and restoration are discounted to be present value, and are included as part of the assets.

(p) Fair value measurement

‘Fair value’ is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: inputs for the asset or liability that are based on unobservable input.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

(q) Treasury shares

When share capital recognised as equity is repurchased, the amount of consideration paid, including directly attributable costs, is classified as treasury shares and recognised as a deduction from equity.

(r) Revenue

Revenue is recognised when a customer obtains control of the goods or services in an amount that reflects the consideration to which the Group expects to be entitled, excluding those amounts collected on behalf of third parties, value added tax or other sales taxes and is after deduction of any trade discounts and volume rebates.

Rental income is recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. Contingent rentals are recognised as income in the accounting period in which they are earned.

Service income is recognised over time when services are rendered to customer.

Revenue from food center services is recognised upon delivery of goods to customers. Where the Group acts as an agent in food center services, gross revenue consists of the Group's revenue together with the revenue accruing to the principals for which the Group acted as an agent.

Revenue from sale of real estate is recognised when a customer obtains control of the real estate when transfer the ownership in an amount that reflects the consideration to which the Group expects to be entitled, excluding those amounts collected on behalf of third parties, or other sales taxes and is after deduction of any discounts and consideration payable to the customer.

For bundled packages, the Group accounts for individual real estate and other products separately if they are distinct and a customer can benefit from it separately. The consideration received is allocated based on their relative stand-alone selling prices.

Deposits and instalments received from customers on real estate sold prior to the date of revenue recognition are presented as contract liabilities in the statement of financial position. Deposits and instalments received from customers are recognised as revenue when the Group transfers control over the real estate to the customers. For advances that contain a significant financing component interest expense. Interest expense is recognized using the effective interest method. The Group uses the practical expedient which allows not to adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Revenue from investments dividend and interest income from investments and bank deposits. Dividend income is recognised in profit or loss on the date the Group's right to receive payments is established.

(s) *Income tax*

Income tax expense for the year comprises current and deferred tax, which is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income.

Current tax is recognised in respect of the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the temporary differences: the initial recognition of goodwill; the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss; and differences relating to investments in subsidiaries and joint ventures to the extent that it is probable that they will not reverse in the foreseeable future.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities, using tax rates enacted or substantively enacted at the reporting date. Current deferred tax assets and liabilities are offset in the separate financial statements.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(t) Earnings per share

Basic earnings per share (EPS) is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period, adjusted for own shares held.

(u) Related parties

A related party is a person or entity that has direct or indirect control or joint control, or has significant influence over the financial and managerial decision-making of the Group; a person or entity that is under common control or under the same significant influence as the Group; or a person or entity over which the Group has direct or indirect control or joint control or has significant influence over the financial and managerial decision-making of a person or entity.

(v) Segment reporting

Segment results that are reported to the Group's CEO (the chief operating decision maker) include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets, head office expenses, and tax assets and liabilities.

4 Impact of COVID-19 pandemic

In 2022, COVID-19 pandemic is still on going, while vaccines for COVID-19 are being rolled out, but the situation of COVID-19 pandemic is still ongoing.

The Group considered to provide rental discounts to tenants in the shopping centers that has effect. Such transactions were lease modification under TFRS 16 and gradually recognise rental discount throughout the remaining lease terms by straight line method. The Group recognised rental income from the lease modification for the period ended 31 December 2022 as follows:

<i>For the year ended 31 December 2022</i>	Consolidated financial statements <i>(in million Baht)</i>	Separate financial statements
Recognised in profit or loss		
Revenue from rental and services before adjustment according to TRFS 16	31,898	18,039
Impact of lease modification under TFRS 16	(767)	(468)
Revenue from rental and services after adjustment according to TFRS 16	31,131	17,571
Profit before adjustment according to TFRS 16 (before tax expense)	14,128	6,783
Profit after adjustment according to TFRS 16 (before tax expense)	13,361	6,315

5 Acquisitions of subsidiaries and non-controlling interests

(a) Acquisition of business

On 30 August 2021, the Group obtained control of Siam Future Development Public Company Limited and its Subsidiaries (“Siam Future Development Group”), a property developer which Central World Co., Ltd., a subsidiary of the Group, acquired 52.15% of the shares in Siam Future Development Group. As a result, the Group’s equity interest in Siam Future Development Group increased from 4.11% to 56.26%. The consideration consisted of a cash payment of Baht 13,341.4 million.

The major cause of goodwill was due to the fact that taking control of Siam Future Development Group will enable the Group to improve financial support and enhance liquidity for long-term return to shareholders as well as raise the competency in business competition. Also, the Group can invest in larger-scale projects that will significantly increase the growth rate and the performance of the Group.

The following summarises the major classes of consideration transferred, and the recognised amounts of assets acquired, and liabilities assumed at the acquisition date:

Identifiable assets acquired and liabilities assumed

	Fair value as reported	Fair value by an independent appraiser (in million Baht)	Differences
Assets			
Cash and cash equivalents	180	180	-
Other current assets	186	186	-
Other non-current assets	32,831	32,771	(60)
Liabilities			
Short-term loans from financial institutions	(920)	(920)	-
Other current liabilities	(295)	(295)	-
Borrowings	(2,830)	(2,830)	-
Deferred tax liabilities	(197)	(278)	(81)
Other non-current liabilities	(3,700)	(3,700)	-
Total identifiable net assets	25,255	25,114	(141)
Less: Previously - held interest (4.11%)	(1,042)	(1,042)	-
Less: Non-controlling interests (43.74%)	(11,047)	(10,985)	62
Total identifiable net assets received	13,166	13,087	(79)
Goodwill arising from the acquisition	175	254	79
Purchase consideration transferred	13,341	13,341	-
Net cash acquired with the subsidiaries	180	180	-
Cash paid	(13,341)	(13,341)	-
Net cash outflows	(13,161)	(13,161)	-

The Group determined the fair value of assets acquired and liabilities assumed from the business acquisition by an independent appraiser completed in the second quarter of the year 2022 and the Group adjusted the fair value of assets acquired and liabilities assumed in accordance with the appraisal report. Therefore, the value of the business acquired, including the allocation of the purchase price, was adjusted in the second quarter of the year 2022 that were not material impact to the consolidated statement of financial position, statement of income and the consolidated earnings per share for the year ended 31 December 2022 and 2021.

(b) Acquisition of non-controlling interests

In October 2021, Central World Co., Ltd. acquired additional interest of Siam Future Development Company Limited (“SF”) as offered to the Securities and Exchange Commission and Stock Exchange of Thailand. After acquisition offer completed, the Group acquired an additional 39.98% interest in SF for Baht 10,229 million in cash and CPN Korat Co., Ltd. acquired an additional common shares of SF totalling Baht 148 million, representing 0.65%, increasing its ownership interest from 56.26% to 96.89%. The Group recognised a decrease in non-controlling interests of Baht 10,261 million, other deficits of Baht 116 million and attributable to owners of the Group of Baht 10,377 million of changes in the Group’s ownership interest in SF.

In December 2021, at the Board of Director’s Meeting of the Company, approved the plan to delist the securities of Siam Future Development Public Company Limited (“SF”) from the Stock Exchange of Thailand (the “SET”) whereby Central World Co., Ltd. (a subsidiary of the Group) shall be the tender offeror in respect of the entire securities of SF for the purpose of delisting the securities of SF from the SET. Central World will make the tender offer of all the entire remaining 66,372,002 ordinary shares of SF representing approximately 3.11% of the total issued and outstanding shares in SF. On 10 February 2022, at the extraordinary shareholders meeting of Siam Future Development Public Company Limited, approved to delist the securities of SF from the Stock Exchange of Thailand (the “SET”).

On 3 March 2022, Central World Co., Ltd. had submitted the Tender Offer for all remaining securities of SF at Baht 11.3 per share, totalling Baht 750 million. Central World Co., Ltd. will purchase the securities of SF from 4 March 2022 to 13 May 2022. As a result of the Tender Offer for securities of SF, Central World Co., Ltd. acquired additional interest in SF of 2.84% of Baht 685 million in cash, increasing its ownership interest from 96.89% to 99.73%. The Group recognised a decrease in non-controlling interests of Baht 718 million, other surplus of Baht 33 million and attributable to owners of the Group of Baht 685 million of changes in the Group’s ownership interest in SF. Siam Future Development Public Company Limited was delisted the securities of the Company from the SET from 1 June 2022 onwards.

6 Related parties

Relationships with subsidiaries and fund, associates and joint venture are described in note 1, 10 and 11. Relationship with key management and other related parties were as follows:

Name of entities	Country of incorporation/ nationality	Nature of relationships
Central Holding Co., Ltd.	Thailand	Major shareholder, some common directors
Central Department Store Co., Ltd.	Thailand	Some common directors
Hang Central Department Store Co., Ltd.	Thailand	Some common directors
Central Trading Co., Ltd.	Thailand	Some common directors
Power Buy Co., Ltd.	Thailand	Some common directors
CRC Sport Co., Ltd.	Thailand	Some common directors
Earth Care Co., Ltd.	Thailand	Some common directors
CR Chiangmai (Thailand) Co., Ltd.	Thailand	Some common directors
Central Plaza Hotel Public Company Limited	Thailand	Some common directors
Central World Hotel Co., Ltd.	Thailand	Some common directors
Central Restaurant Group Co., Ltd.	Thailand	Some common directors
Robinson Public Company Limited	Thailand	Some common directors
Central Retail Corporation Public Company Limited.	Thailand	Some common directors
CRC Thai Watsadu Co., Ltd.	Thailand	Some common directors
CRG International Food Co., Ltd.	Thailand	Some common directors
Dusit Thani Public Company Limited	Thailand	Held by the Company
Key management personnel	Thailand	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the Group.

The pricing policies for transactions with related parties are explained further below:

Transactions	Pricing policies
Revenue from rental and services	Market prices which are subject to location, lease space, lease form, lease period and type of lease
Revenue from food center services	Market prices which are subject to location, lease space, lease form, lease period and type of lease
Management income and other income	The rate being charged by other parties in the business
Interest income/interest expense	As contractually agreed interest rate
Dividend income	As declared payment
Cost of rental and services	Market prices which are subject to location, lease space, lease form, lease period and type of lease
Cost of food center services	Market prices which are subject to location, lease space, lease form, lease period and type of lease
Administrative expenses	At actual amount
Management fee	As mutually agreed in contract
Key management personnel	As defined by the nomination and remuneration committee which does not exceed the amount approved by the shareholders

Significant transactions with related parties
Year ended 31 December

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in thousand Baht)</i>			
Subsidiaries and fund				
Revenue from rental and services	-	-	117,092	103,961
Revenue from food center services	-	-	24	4
Management income	-	-	548,504	418,772
Interest income	-	-	1,003,213	742,984
Dividend income	-	-	1,103,760	675,003
Other income	-	-	311,607	281,669
Cost of rental and services	-	-	68,785	6,935
Cost of food center services	-	-	84	81
Management fee	-	-	-	6
Administrative expenses	-	-	885	2,217
Interest expense	-	-	740,952	769,753
Sale of investment properties	-	-	-	86,011
Associates				
Revenue from rental and services	1,530,326	1,454,002	52,264	46,555
Revenue from food center services	10	3	-	-
Management income	668,741	605,210	478,029	415,030
Interest income	1,489,336	1,381,202	18,163	21,884
Dividend income	-	-	781,895	517,207
Other income	223,700	3,125,812	65,874	1,568,102
Cost of rental and services	16,650	15,094	2,222	2,350
Cost of food center services	53,479	47,899	4,604	3,800
Administrative expenses	364,861	272,402	35,152	35,764

Significant transactions with related parties Year ended 31 December	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in thousand Baht)</i>			
Joint ventures				
Revenue from rental and services	69,402	69,953	18,813	19,242
Management income	6,007	5,077	6,007	1,396
Interest income	17,381	11,863	12,806	7,364
Other income	52	163	52	110
Administrative expenses	779	1	746	1
Other related parties				
Revenue from rental and services	3,646,413	2,759,422	2,253,198	1,600,088
Revenue from food center services	1	-	1	-
Other income	352,899	8,058	337,198	7,110
Cost of rental and services	52,726	9,378	50,470	8,604
Cost of food center services	6,795	2,656	1,244	210
Management fee	197,919	191,266	194,252	189,444
Administrative expenses	46,053	25,449	25,600	12,740
Key management				
Key management personnel compensation				
Short-term benefits	284,815	282,868	249,740	240,393
Long-term benefits	12,138	7,900	11,420	7,521
Total Key management personnel compensation	296,953	290,768	261,160	247,914
Balances with related parties At 31 December				
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in thousand Baht)</i>			
Trade accounts receivable				
Subsidiaries and fund	-	-	71,862	48,393
Associates	82,944	78,817	54,116	54,802
Joint ventures	10,448	18,074	10,448	15,044
Other related parties	612,884	596,892	213,659	313,383
Total	706,276	693,783	350,085	431,622
Other receivables				
Accrued income				
Associates	67,786	61,671	50,905	45,045
Joint ventures	-	2,892	-	2,892
Total	67,786	64,563	50,905	47,937
Other receivables				
Associates	10,916	7,359	130	153
Joint ventures	6	1	6	1
Other related parties	64,994	-	64,994	-
Total	75,916	7,360	65,130	154

Balances with related parties At 31 December	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in thousand Baht)</i>			
Short-term loans to				
Subsidiaries	-	-	653,907	242,582
Associates	12,391	-	12,391	-
Joint ventures	17,191	-	17,191	-
Total	29,582	-	683,489	242,582
Other non-current assets				
Finance lease receivable				
Associates	19,228,273	18,151,895	-	-
Long-term loans to				
Subsidiaries	-	-	64,080,035	55,353,271
Associates	323,139	510,190	323,139	510,190
Joint ventures	707,491	543,741	535,011	381,446
Total	1,030,630	1,053,931	64,938,185	56,244,907
Other non-current assets				
Deposit				
Associates	3,014,856	2,210,346	26,335	24,721

Loans to subsidiaries, fund, associates, and joint ventures are unsecured and denominated in Thai Baht and carry interests at the rate as stipulated in the agreements.

Balances with related parties At 31 December	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in thousand Baht)</i>			
Trade accounts payable				
Subsidiaries and fund	-	-	27,191	16,606
Associates	102,819	30,807	27,938	21,590
Other related parties	27,320	36,919	22,583	34,043
Total	130,139	67,726	77,712	72,239
Other payables				
Subsidiaries and fund	-	-	621,384	4,525
Associates	18,720	6,381	3,772	3,410
Total	18,720	6,381	625,156	7,935
Short-term loans from				
Subsidiaries	-	-	13,972,966	11,694,118
Other related parties	440,370	298,826	-	-
Total	440,370	298,826	13,972,966	11,694,118
Lease liabilities				
Subsidiaries and fund	-	-	14,411,899	14,625,107
Associates	1,216,162	1,452,699	36,206	55,144
Other related parties	4,807,747	4,882,099	4,670,996	4,746,550
Total	6,023,909	6,334,798	19,119,101	19,426,801

Balances with related parties At 31 December	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in thousand Baht)</i>			
Advance received from rental				
Subsidiaries and fund	-	-	26,525	32,081
Associates	23,642,813	24,978,123	14,852	17,679
Total	23,642,813	24,978,123	41,377	49,760
Less: Current portion of advance from rental income	(1,335,623)	(1,335,565)	(8,619)	(8,672)
Net	22,307,190	23,642,558	32,758	41,088
Long-term loans from				
Subsidiaries	-	-	7,264,282	7,643,182
Other related parties	974,901	930,608	-	-
Total	974,901	930,608	7,264,282	7,643,182
Deposits received from customers				
Subsidiaries and fund	-	-	9,124	9,641
Associates	340	-	-	-
Joint ventures	6,729	1,907	6,729	1,907
Other related parties	563,149	476,991	333,528	311,276
Total	570,218	478,898	349,381	322,824
Other non-current liabilities				
Other related party	408	408	-	-

Loans from subsidiaries, fund and related parties are unsecured and denominated in Thai Baht and carry interests at the rate as stipulated in the agreements.

Agreements and significant transaction with related parties

Thai Business Fund 4

On 18 December 2002, Thai Business Fund 4 (“TBF4”) entered into a land and structure lease agreement, for the location of Central World Plaza with other party. The lease agreement was for a period of 30 years ending in December 2032.

On 23 December 2002, TBF4 (“the lessor”) entered into a sublease utility system contract and a property management contract with Central World Co., Ltd. (“Central World”). The lease agreement was for a period of 30 years ending in December 2032. Under the conditions of the sublease contracts, Central World had to make a lump sum payment of leasehold right in advance of Baht 80 million and monthly rental as agreed by both parties, whereby the Company will be a guarantor. In addition, TBF4 entered into a property management contract with Central World and had to pay property management fee as stated in the contract.

According to the 7th TBF4’s unitholders’ resolution on 29 September 2011 and the 9th TBF4’s unitholders’ resolution on 30 November 2011, unitholders had an unanimous resolution to change the sublessee from Central World to the Company by cancelling a sublease utility system contract and a property management contract with Central World.

Consequently, TBF4 terminated a sublease utility system contract and a property management contract with Central World on 1 December 2011 and TBF4 had obligation to pay compensation in connection with contract termination in amount of Baht 2,219 million for investment in utility system and development of parking building by Central World. The Company agreed to pay for the obligation on behalf of TBF4 in connection with the contract termination in order to sublease utility system contract and become a property manager for Central World project instead.

On 1 December 2011, the Company entered into a sublease utility system contract with TBF4. The contract would cover the period from 1 December 2011 to December 2032. The Company has to make the lump sum payment of leasehold right in advance of Baht 56.1 million and monthly rental of Baht 20 million as stated in the contract.

According to the 4th TBF4's unitholders' resolution on 7 September 2012, the unitholders had an unanimous resolution to terminate the sublease office building contract with Central World and approved to enter into new sublease office building contracts with Property Fund Type I and the Company and Central World and amended the property management contract with the Company.

As a result, on 14 September 2012, TBF4 terminated the sublease office building contract of The Offices at Central World with Central World. TBF4 had obligation to pay compensation in amount of Baht 3,530.3 million for investment in system and development of office building by Central World in connection with the contract termination. TBF4 had entered into a sublease contract with CPN Commercial Growth Leasehold Property Fund ("CPNCG") for land and part of office building with integrated components and related equipment and systems including the right for the use of the parking spaces at The Offices at Central World. The contract was for a period of 20 years ending on 22 December 2032. In addition, TBF4 had entered into sublease contracts with the Company and Central World for part of office building. The contracts would cover the periods from 14 September 2012 to 22 December 2032 and 14 September 2012 to 23 December 2012, respectively.

On 25 September 2013, TBF4 entered into a memorandum for the cancellation of a part of land lease under the principal agreement with other party and subsequently appointed the Company as the new lessee of the cancelled lease directly with other party. The Company acquired the right for the use of cancelled land lease under conditions in an agreement. Therefore, to compensate TBF4 for the loss of the leasehold right on cancelled land lease, the Company agreed to pay compensation to TBF4 in amount of Baht 502 million by payments of Baht 425 million on 15 December 2013 and will pay of Baht 77 million in January 2033.

Moreover, TBF4 has entered into an agreement with Central Plaza Hotel Public Company Limited, a related party, to sublease its leasehold right on land and part of its structures located at Central World for a period of 29 years ending in December 2032. The sublessee would use land and its structures for the development of the project of hotel, parking and convention hall.

In February 2020, the Company entered into the sublease property agreement with Thai Business Fund 4 (Sublessor) for a period of 12 years 11 months, ending in December 2032. Under the conditions in agreement, the Company will make an advance rental payment or will pay annually rental totalling Baht 17,328 million. The sublease agreement can be renewed following the head lease agreement for a period of 8 years, ending in December 2040.

Central Lardprao

In 2009, the Company entered into a sublease contract of assets comprising of land, shopping center, office building, parking buildings including their building improvements with integrated components and equipment of Central Lardprao with Central International Development Company Limited (“the sublessor”) for a period of 20 years ending on 18 December 2028. The Company had to pay compensation for subleasehold right to the sublessee in the amount of Baht 2,162 million, which was recorded as leasehold rights in the statements of financial position. In addition, the Company is required to pay annual rental for the assets and rental for equipment throughout the sublease contract period totalling Baht 14,016 million. Titles over the buildings or structures and other assets that the Company had renovation or restoration will be transferred to The State Railway of Thailand (“the lessor”) upon expiration of the agreement. In addition, the Company had to deliver equipment as specified in the lease agreement according to the appropriate condition and useful life at that time.

Central Bangna

The Group entered into a land lease agreement with Hang Central Department Store Co., Ltd., a related party, for the location of Central Bangna project for a period of 30 years ending in 2023.

Central WestGate

In January 2013, the Company entered into a land lease agreement with Vantage Ground Co., Ltd., (“Vantage”) a related party, for the construction of shopping center for lease for a period of 30 years ending on 18 February 2043. Under the conditions of the agreement, the Company had to pay compensation for land lease to lessor in the amount of Baht 654.9 million, which was recorded as leasehold rights in the statements of financial position. In addition, the Company has to pay the annual rental throughout the lease agreement period totalling Baht 4,443.7 million. The land lease agreement can be renewed for at least another 10 years period, at the rate and the benefit to be agreed upon by notifying in writing in advance not less than 2 years prior to the completion of the lease period.

At the Company's Board of Directors' meeting held on 7 August 2015, the Board approved the cancellation of part land lease agreement of Central WestGate with Vantage, in order that Vantage could sell the land to other party for construction of this shopping center. The Company notified the cancellation of the agreement in October 2015. Vantage agreed to return the compensation of land lease and annual rental which the Company paid under the conditions of the land lease agreement.

Central Pinklao

The Company entered into a land lease agreement with Hang Central Department Store Co., Ltd., a related party, for the location of Central Pinklao project for a period of 30 years ending in 2024.

In 2015, the Company (“lessee”) entered into a memorandum for the extension of lease period with Hang Central Department Store Co., Ltd. whereby both parties agreed to extend the lease period for another periods of 2 years and 5 months starting from 1 January 2025 to 31 May 2027, whereby the lessee agreed to pay additional rental in amount of Baht 291 million upon its maturity as stated in the contract.

Central Phuket Festival

In June 2015, the Company entered into sublease land agreements and shopping building lease agreements with Central Department Store Co., Ltd. (“lessor”) a related party, for the operation of shopping centers for lease for a period of 41 years and 6 days ending on 6 June 2056. Under the conditions of the agreements, the Company had to pay compensation of land lease for shopping center in the amount of Baht 5,572.9 million and to pay for land leasehold right to lessee in the amount of Baht 666.7 million and pay the annual land rental throughout the agreement period totalling Baht 2,769.2 million. In addition, there was an entering into the purchase and sale of utility system and asset agreements totalling Baht 55.5 million.

At the Company's Board of Directors' meeting held on 10 August 2018, the Board approved the additional land and building sublease agreements and purchased assets related to Central Phuket project with Central Department Store Co., Ltd. ("lessee"), a related party, to operate the shopping center within Baht 1,282 million.

Hilton Pattaya Hotel

In November 2017, the Group entered into hotel building utility system and movable assets sublease agreements with CPN Retail Growth Leasehold REIT ("the sublessor"), a related party, for using in the operation of hotel business for lease for a period of 1 month ending on 31 December 2017. The Group can renew the agreements for 3 times at 3 years each ending in December 2026. Under the conditions of the agreement, the Company had to pay the annual rental throughout the lease agreement period. Subsequently on 23 December 2020, the sublessor considered to revise fixed rental for the year 2021 - 2026 result in the Group had to pay fixed rental totalling Baht 2,233 million and variable rental which is calculated from profit before tax deduct furniture, fixture and equipment reserve of the hotel.

Land sublease agreement

The Company entered into to a land sublease agreement with Dara Harbour Co., Ltd., a subsidiary, which was for the period of 30 years starting from 1 January 2021 to 31 December 2050. The Company agreed to pay annual sublease compensation of which the first installment will be in January 2021. During 2017, the Company paid for the compensation from cancellation of leasehold rights to the lessee amounting to Baht 134.2 million.

Service agreement

In January 2020, the Company renewed a service agreement with Hang Central Department Store Co., Ltd., a related party, for business consulting and setting policies on business operation of the Company. The agreement was for a period of 3 years ending in 31 December 2022. Under the conditions of the agreement, the Company had to pay monthly service fee at rate 0.55% of the revenues from property assets managed by the Company that comprise of rental and service income, food and beverage income and property management fee income. The sum of the maximum service fees paid throughout the agreement term will not exceed Baht 784.3 million. Subsequently, in January 2023, the Company extended the agreement for another three years ending on 31 December 2025. The sum of the maximum service fees paid throughout the agreement term will not exceed Baht 924.6 million.

Hotel Management agreement

The Group entered into a hotel management agreement with a related party whereby the Group agrees to pay monthly management fee at the rate of 2% of the hotel's operating income and additional compensation at the rate of 6% of the gross operating profit if the gross operating profit is achieved and sales and marketing contribution fee at the rate of 1.5% of operating income.

Service provider agreement

The Company entered into the management agreement with subsidiaries. The Company has to perform the management of the Shopping center. The subsidiaries have to pay management fee at the rate of 3% of the net rental income after deduction of the discount under the agreements. The initial contract started from 1 January 2022 to 31 December 2022. Subsequently, in January 2023, the Company extended the management agreement with the subsidiaries for another one year ending on 31 December 2023.

The Company entered into service agreement with Grand Canal Land Public Company Limited for business consulting, setting policies, and advising on business operation. The agreement will be effective for 2 years from 1 January 2021 with rate 3% of revenue from rent and services and rate 2% of the net income of the service recipient and management tenant fill and/or the operation for business investing or transferring of real estate with rate 1.5% of the amount of addition investing of the service recipient and rate 0.75% of the operation of the service recipient. Subsequently, in January 2023, the Company extended the agreement for another two years ending on 31 December 2024.

Property management fees

The Company is the Property manager, has a right to receive remuneration under the agreement of being the Property manager from the related parties, which shall be payable monthly according to the property management appointment agreement between the Property manager and related parties.

Shopping Center Building Lease Agreement in Dusit Central Park Project

In June 2020, Suanlum Property Company Limited ("Suanlum") has entered into the Structure Lease Agreement with Vimarn Suriya Company Limited ("Vimarn Suriya") in order to decorate building and structures and operating the shopping center for rent for a period of 30 years, starting from 1 July 2024. Vimarn Suriya has to transfer the leased area to Suanlum within 30 September 2023. Under the conditions in agreement, the Group has to make a payment for rent throughout the lease term, totalling Baht 3,880 million. The schedule of rental payment divided into one-time and monthly payment according to the schedule that stipulated in the agreement. The lease agreement can be extended for another 30 years, ending 30 June 2084 which the Group has to pay the rental deposit of Baht 433.9 million when receiving the leased area from Vimarn Suriya.

In addition, Suanlum has to pay for arrangement fee as stipulated in the Shopping Center Building Lease Arrangement Agreement with Dusit Thani Public Company Limited from entering into the Shopping Center Building Lease Agreement with Vimarn Suriya of Baht 296.6 million within the period as stipulated in the agreement.

Collateral

As at 31 December 2022, the Group had collateral of subsidiaries and joint venture of Baht 656 million. (2021: Baht 675 million).

7 Cash and cash equivalents

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Cash on hand	9	10	4	5
Call deposits	3,179	3,098	2,097	2,255
Highly liquid short-term investments	58	23	-	-
Total	3,246	3,131	2,101	2,260

8 Trade accounts receivable

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	(in million Baht)			
<i>Personal: non-related parties</i>				
Within credit terms	9	9	5	5
Overdue:				
Less than 3 months	58	82	30	49
3 - 6 months	11	10	6	6
6 - 12 months	11	12	6	7
Over 12 months	7	10	5	6
Total	96	123	52	73
Less: allowance for expected credit loss	(5)	(6)	(3)	(4)
Net	91	117	49	69
Deposits from overdue customers	167	182	92	115
<i>Corporate: non-related parties</i>				
Within credit terms	139	157	96	92
Overdue:				
Less than 3 months	785	1,287	529	903
3 - 6 months	136	175	112	103
6 - 12 months	173	271	102	170
Over 12 months	232	176	78	63
Total	1,465	2,066	917	1,331
Less: allowance for expected credit loss	(99)	(43)	(25)	(30)
Net	1,366	2,023	892	1,301
Accrued income under operating leases	752	1,368	463	898
Deposits from overdue customers	7,239	6,857	4,295	4,115
<i>Related parties</i>				
Within credit terms	68	95	128	112
Overdue:				
Less than 3 months	312	225	58	126
3 - 6 months	42	61	19	29
6 - 12 months	60	159	26	94
Over 12 months	170	45	90	8
Total	652	585	321	369
Accrued income under operating leases	54	109	29	62
Deposits from overdue customers	570	531	340	313

<i>Allowance for expected credit loss</i>	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
At 1 January	49	47	34	30
Increase	101	25	2	11
Reversal	(46)	(23)	(8)	(7)
At 31 December	104	49	28	34

The normal credit term granted by the Group ranges from 1 days to 30 days.

9 Real estate development for sale

	Consolidated financial statements	
	2022	2021
	<i>(in million Baht)</i>	
Real estate completed	3,609	3,652
Real estate under development	10,058	6,410
Total	13,667	10,062
Finance costs capitalised in real estate development for sale during the year	104	83
Rates of interest capitalised (% per annum)	2.21	2.47
Cost of real estate development for sale recognised in cost of sales of real estate		
- Cost	1,930	1,506

At 31 December 2022, real estate under development of the Group amounted of Baht 10,058 million (2021: Baht 6,410 million) are expected to be completed more than one year after the reporting period.

10 Investments in associates and joint ventures

<i>Material movements for the year ended 31 December 2022</i>	Consolidated financial statements	Separate financial statements
	<i>(in million Baht)</i>	
Associates		
Purchase investment	255	255
Disposal of investment	(114)	(137)
Decrease capital	(25)	-
Asset adjustment from business combination	48	-
Joint ventures		
Asset adjustment from business combination	(514)	-

For the year ended 31 December 2022***Associates******CPN Retail Growth Leasehold REIT***

In March 2022, the Group received dividends from reducing the net value of CPN Retail Growth Leasehold REIT at the rate of 0.1609 Baht per trust unit, amounting to Baht 18.6 million.

In May 2022, the Group received dividends from reducing the net value of CPN Retail Growth Leasehold REIT at the rate of 0.0555 Baht per trust unit, amounting to Baht 6.4 million.

Vimarn Suriya Co., Ltd.

According to the conditions in the Shareholder's Agreement and Share Purchase Agreement of Vimarn Suriya Co., Ltd. ("Vimarn Suriya") with Dusit Thani Public Company Limited ("Dusit Thani"), the Company entered into the Share Purchase Agreement of Vimarn Suriya from Dusit Thani to additionally purchase ordinary shares in proportion of 5% of registered capital of which the shareholding proportion of the Company will be 40% of registered capital at price and period as specified in the agreement. However, Dusit Thani has a share purchase call option of Vimarn Suriya from the Company in proportion 10% of registered capital at conditional price and within period as specified in the agreement.

On 28 June 2022, the Company acquired the ordinary shares of Vimarn Suriya from Dusit Thani of 0.55 million shares amounting to Baht 161.52 million. As a result, the proportion of shareholding increased from 35% to 40%. However, on 28 June 2022, Dusit Thani had used a share purchase call option of Vimarn Suriya in proportion of 10% of registered capital, amounting to Baht 459.48 million and repaid loan to Vimarn Suriya of Baht 104.17 million in proportion of shareholding totalling Baht 563.65 million. The Company recognised a gain on sale of ordinary shares of Baht 345.04 million and Baht 322.86 million in the consolidated and separate financial statements, respectively and the proportion of shareholding decreased from 40% to 30% in accordance with the condition of the agreement.

JWD Store It Co., Ltd.

In June 2022, the Company acquired the ordinary shares of JWD Store It Co., Ltd., of 0.72 million shares amounting to Baht 93.86 million at the proportion of 30% shareholding and paid for loan to JWD Store It Co., Ltd. of Baht 12.34 million, totalling Baht 106.20 million in accordance to the condition of the Shareholder Agreement.

For the year ended 31 December 2021***Associates******CPN Retail Growth Leasehold REIT***

In February 2021, the Company and CPN Korat Co., Ltd. purchased the trust units of CPN Retail Growth Leasehold REIT of 71.2 million units amounting to Baht 1,316.8 million and of 115.9 million units amounting to Baht 2,144.0 million, respectively. As a result, the proportion of trust unit increased from 26.7% to 30.3%.

In June 2021, the Group received dividends from reducing the rate of CPN Retail Growth Leasehold REIT of 0.2006 Baht per trust unit, amounting to Baht 23.2 million.

In July 2021, CPN Korat Co., Ltd., a direct subsidiary of the Company, sold the trust units of CPN Retail Growth Leasehold REIT of 115,892,862 units amounting to Baht 2,747.9 million to Central Pattana Development Co., Ltd., a direct subsidiary of the Company. The investment proportion of the Group in trust units has not been changed.

In September 2021, the Group received dividends from reducing the rate of CPN Retail Growth Leasehold REIT of 0.1025 Baht per trust unit, amounting to Baht 11.9 million.

Joint ventures

Common Ground (Thailand) Co., Ltd.

In March 2021, at the Board of Director's Meeting of Common Ground (Thailand) Co., Ltd, approved a call up share capital increase from Baht 165 million to Baht 186 million. The Company already paid shares of Baht 10.7 million according to shareholding of the Company.

In October 2021, at the Board of Director's Meeting of Common Ground (Thailand) Co., Ltd, approved a call up share capital increase from Baht 186 million to Baht 210 million. The Company already paid shares of Baht 12.2 million according to shareholding of the Company.

CPN and HKL Company Limited (Joint venture)

At the Board of Directors Meeting of the Company held on 14 May 2021, the directors approved a resolution for the joint investment in Central and Hongkong Land Company Limited ("CHKL"), the joint venture company between CE Holding Company Limited ("CE Holding") and HKL (Thai Developments) Company Limited ("HKL (Thai Developments)"). The Company will be investing through CE Holding Company Limited (the joint venture company between the Company and Harng Central Department Store Company Limited ("HCDS"). Subsequently, the shareholding in CHKL will comprise of the Company, HCDS and HKL (Thai Developments) with the shareholding ratio of 25: 26: 49, respectively. The joint investment has the objective to develop the mixed-use project located on Wireless Road and Soi Somkid, Bangkok. The total investment budget for the Company's portion is not exceeding Baht 13,873 million. The development period of such project is expected to be done within 5 years and the completion date is expected within 2026.

Subsequently, in December 2021, the Group acquired the ordinary shares of CE Holding Company Limited from Harng Central Department Store Company Limited of 500.1 million units amounting Baht 5,499.1 million at the proportion of shareholding at 49% in accordance which the condition of Shareholder Agreement.

Collateral

As at 31 December 2022, the Company had a part of investment in associate at cost of Baht 991.5 million which was used as collateral for the joint investment agreement with Dusit Thani Public Company Limited (2021: Baht 991.5 million).

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

Investments in associates and joint ventures as at 31 December 2022 and 2021 and dividend income from the investment for the years then ended were as follows:

	Consolidated financial statements									
	Ownership interest		Paid-up capital		Cost		Equity		Fair value of	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	(in million Baht)									
Associates										
CPN Commercial Growth Leasehold Property Fund	25.0	25.0	4,394	4,394	1,098	1,098	860	773	1,237	1,323
CPN Retail Growth Leasehold REIT	30.3	30.3	30,920	31,475	9,871	9,897	6,963	6,974	15,163	15,707
Vimarn Suriya Co., Ltd.	30.0	35.0	1,100	1,100	410	385	316	319	-	-
GLAND Office Leasehold Real Estate Investment Trust (<i>under liquidation process</i>)	15.0	15.0	-	-	1	1	1	1	-	-
West Bangkok Development Co., Ltd.	49.0	8.2	1,538	1,538	163	114	163	114	-	-
JWD Store It Co., Ltd.	30.0	-	241	-	94	-	90	-	-	-
Indirect associates										
JWD Store It (Ramintra) Co., Ltd.	51.0	-	10	-	-	-	-	-	-	-
Store Guard Co., Ltd.	100.0	-	5	-	-	-	-	-	-	-
Total					11,637	11,495	8,393	8,181	876	517

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

	Consolidated financial statements									
	Ownership interest		Paid-up capital		Cost		Equity		Fair value of	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	(in million Baht)									
Joint ventures										
Phenomenon Creation Co., Ltd.	51.0	51.0	400	400	204	204	34	76	-	-
Synergistic Property Development Co., Ltd.	50.0	50.0	465	465	232	232	232	232	-	-
Common Ground (Thailand) Co., Ltd	51.0	51.0	210	210	107	107	6	24	-	-
Porto Worldwide Limited	33.0	33.0	6,334	6,334	2,071	2,071	2,262	2,187	-	-
CPN and HKL Company Limited	51.0	51.0	4	4	2	2	-	-	-	-
SF Development Co., Ltd.	49.0	49.0	3,000	3,000	22,042	23,141	22,722	23,309	-	-
North Bangkok Development Co., Ltd.	49.0	49.0	780	780	1,056	471	1,055	471	-	-
CE Holding Co., Ltd.	49.0	49.0	10,233	10,233	5,499	5,499	5,571	5,504	-	-
Indirect joint venture										
Central and Hongkong Land Co., Ltd.	49.0	49.0	4,837	4,837	-	-	-	-	-	-
Total			31,213	31,727	31,882	31,803			126	-

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

Investments in associates and joint ventures as at 31 December 2022 and 2021 and dividend income from the investment for the years then ended were as follows:

Separate financial statements								
	Ownership interest (%)		Paid-up capital		Cost		Fair value of listed securities	Dividend income
	2022	2021	2022	2021	2022	2021	2022	2021
(in million Baht)								
Associates								
CPN Commercial Growth Leasehold Property Fund	25.0	25.0	4,394	4,394	1,098	1,323	98	107
CPN Retail Growth Leasehold REIT	25.8	25.8	30,920	31,475	7,797	12,903	684	410
Vimarn Suriya Co., Ltd.	30.0	35.0	1,100	1,100	410	-	-	-
JWD Store It Co., Ltd.	30.0	-	241	-	94	-	-	-
Indirect associates								
JWD Store It (Ramintra) Co.,Ltd.	51.0	-	10	-	-	-	-	-
Store Guard Co., Ltd.	100.0	-	5	-	-	-	-	-
Total					9,399	9,280	782	517
Joint ventures								
Synergistic Property Development Co., Ltd.	50.0	50.0	465	465	232	232	-	-
Common Ground (Thailand) Co., Ltd	51.0	51.0	210	210	107	107	-	-
CPN and HKL Company Limited	51.0	51.0	4	4	2	2	-	-
CE Holdings Co., Ltd.	49.0	49.0	10,233	10,233	5,499	5,499	-	-
Indirect joint venture								
Central and Hongkong Land Co., Ltd.	49.0	49.0	4,837	4,837	-	-	-	-
Total					5,840	5,840	-	-

All associates and joint ventures were incorporated and mainly operate in Thailand, except Porto Worldwide Limited which was incorporated and operates in Hongkong.

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

Material associates and joint ventures

The following table summarises the financial information of the material associates and joint ventures as included in their own financial statements, adjusted for fair value adjustments at acquisition and differences in accounting policies. The table also reconciles the summarized financial information to the carrying amount of the Group's interest in these companies.

	CPN Commercial Growth Leasehold Property Fund		CPN Retail Growth Leasehold REIT		CE Holdings Co., Ltd.		SF Development Co., Ltd.	
	2022	2021	2022	2021	2022	2021	2022	2021
	<i>(in million Baht)</i>							
Revenue	837	846	6,839	4,723	201	202	3,133	1,236
Total comprehensive income (100%)	741	713	2,621	1,563	160	10	1,305	344
Group's share of total comprehensive income	185	178	794	473	79	5	639	168
Dividend Income for the years	98	107	778	410	-	-	126	-
Current assets	690	560	4,011	3,600	8,349	731	764	764
Non-current assets	5,904	5,799	81,130	81,928	2,467	9,867	52,513	52,513
Current liabilities	(358)	(129)	(4,037)	(5,800)	(75)	(18)	(1,613)	(1,613)
Non-current liabilities	(1,309)	(1,411)	(47,827)	(45,909)	-	-	(5,468)	(5,468)
Net assets (100%)	4,927	4,819	33,277	33,819	10,741	10,580	46,196	46,196
Unrealised from fair value measurement	268	161	669	1,391	630	655	177	1,373
	5,195	4,980	33,946	35,210	11,371	11,235	46,373	47,569
Group's share of net assets	1,299	1,245	10,279	10,662	5,571	5,504	22,722	23,309
Elimination of unrealised profit from sale of assets to associate	(439)	(472)	(3,316)	(3,688)	-	-	-	-
Carrying amount of interest in associates	860	773	6,963	6,974	5,571	5,504	22,722	23,309

Immaterial associates and joint ventures

The following is summarized financial information for the Group's interest in immaterial associates and joint ventures based on the amounts reported in the Group's consolidated financial statements:

	Immaterial Associates		Immaterial Joint ventures	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Carrying amount of interests in immaterial associates and joint ventures	570	434	3,589	2,990
Group's share of Other comprehensive income	(54)	(39)	(83)	(81)

11 Investments in subsidiaries and fund*Material movements for the year ended
31 December 2022***Separate
financial statements**
*(in million Baht)**Subsidiaries*

Purchase investment

138

*For the year ended 31 December 2022**Suanlum Property Co., Ltd. (Direct subsidiary)*

In January 2022, the Company purchased the ordinary shares of Suanlum Property Co., Ltd., from Dusit Thani Public Company Limited of 0.07 million shares amounting to Baht 137.35 million. As a result, the proportion of shareholding increased from 83.5% to 85% in accordance with the conditions in the agreement.

Siam Future Management Co., Ltd. (Direct subsidiary)

At the Extraordinary Shareholders meeting of Siam Future Management Co., Ltd. held on 26 May 2022, approved a resolution to change the Company's name from "Siam Future Management Co., Ltd." to "CentralPattana Life Company Limited". The Company has registered the change of name with the Ministry of Commerce on 31 May 2022 and approved a resolution to increase the registered share capital of Siam Future Management Co., Ltd. from Baht 0.1 million to Baht 1 million by issuing the ordinary shares of 90,000 shares with par value of Baht 10 per share. The Group purchased investment in increasing in share capital of Siam Future Management Co., Ltd. in amount of Baht 0.9 million at the proportion of 99.99% shareholding in May 2022.

At the Board of Director's Meeting of the Company held on 9 August 2022, approved a resolution to acquire the ordinary shares of CentralPattana Life Company Limited (formerly name; Siam Future Management Co., Ltd.) from Siam Future Development Public Company Limited of 99,995 shares, in proportion of 99.99% of the total issued and paid-up shares.

In September 2022, the Company acquired the ordinary shares of CentralPattana Life Company Limited of 99,995 shares amounting to Baht 1 million at proportion of 99.99% of the total issued and paid-up shares. Such company changed of status from indirect subsidiary to direct subsidiary.

For the year ended 31 December 2021***Suanlum Property Co., Ltd. (Direct subsidiary)***

In January 2021, the Company purchased the ordinary shares of Suanlum Property Co., Ltd., from Dusit Thani Public Company Limited of 0.09 million shares amounting to Baht 259.58 million. As a result, the proportion of shareholding increased from 78% to 83.5% in accordance with the conditions in the agreement.

In October 2021, at the extraordinary shareholders meeting of Suanlum Property Co., Ltd., a subsidiary of the Company, the shareholders approved a resolution increase the registered capital Baht 318 million from Baht 172 million to Baht 490 million by issuing the ordinary shares of 3.18 million shares with par value of Baht 100 per share. The Company already fully paid-up for shares.

Global Commercial Property Limited (Indirect subsidiary)

The annual general shareholders meeting of Global Commercial Property Limited, approved a resolution to dissolve the company and was registered for the dissolution on 30 September 2021.

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

Investments in subsidiaries and fund as at 31 December 2022 and 2021 and dividend income from those investments for the years then ended were as follows:

	Separate financial statements										Dividend income	
	Ownership interest		Paid-up capital		Cost		Impairment		At cost - net			
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021		
	(%)		(in million Baht)		(in thousand Baht)						2022	2021
Subsidiaries												
Central Pattana Rama 2 Co., Ltd.	100.0	100.0	1,500.0	1,500.0	1,500,000	1,500,000	-	-	1,500,000	1,500,000	-	-
Central Pattana Chiangmai Co., Ltd.	100.0	100.0	1,000.0	1,000.0	1,000,000	1,000,000	-	-	1,000,000	1,000,000	-	-
Central Pattana Realty Co., Ltd.	100.0	44.2	2,268.4	2,268.4	1,812,642	1,812,642	-	-	1,812,642	1,812,642	-	-
Central Pattana Rattanaibet Co., Ltd.	100.0	100.0	800.0	800.0	589,998	589,998	-	-	589,998	589,998	199,999	200,000
Central Food Avenue Co., Ltd.	100.0	100.0	5.0	5.0	5,000	5,000	-	-	5,000	5,000	-	-
Central World Co., Ltd.	100.0	100.0	2,511.9	2,511.9	2,412,733	2,412,733	-	-	2,412,733	2,412,733	-	-
Central Pattana Rama 3 Co., Ltd.	100.0	100.0	324.7	324.7	2,166,751	2,166,751	-	-	2,166,751	2,166,751	-	-
CPN Residence Co., Ltd.	100.0	100.0	400.6	400.6	400,599	400,599	-	-	400,599	400,599	-	-
Central Pattana Development Co., Ltd.	100.0	100.0	700.0	700.0	744,285	744,285	-	-	744,285	744,285	350,000	350,000
CPN Global Co., Ltd.	100.0	100.0	2,500.0	2,500.0	2,500,000	2,500,000	-	-	2,500,000	2,500,000	-	-
Central Pattana Nine Square Co., Ltd.	93.3	93.3	2,400.0	2,400.0	2,239,200	2,239,200	-	-	2,239,200	2,239,200	-	-
Central Pattana Khon Kaen Co., Ltd.	78.1	78.1	2,000.0	2,000.0	1,562,684	1,562,684	-	-	1,562,684	1,562,684	93,761	25,003
CPN Pattaya Co., Ltd	100.0	100.0	2,500.0	2,500.0	2,500,060	2,500,060	-	-	2,500,060	2,500,060	-	-
CPN Rayong Co., Ltd.	100.0	100.0	1,000.0	1,000.0	999,999	999,999	-	-	999,999	999,999	350,000	-
Bangna Central Property Co., Ltd.	-	-	962.5	962.5	1	1	-	-	1	1	-	-
CPN Korat Co., Ltd.	100.0	100.0	1,000.0	1,000.0	1,000,000	1,000,000	-	-	1,000,000	1,000,000	-	-
CPN Estate Co., Ltd.	100.0	100.0	0.3	0.3	250	250	-	-	250	250	-	-
CPN Residence Khon Kaen Co., Ltd.	100.0	100.0	50.0	50.0	50,000	50,000	-	-	50,000	50,000	-	-
Suanlum Property Co., Ltd.	85.0	83.5	490.0	490.0	956,514	819,164	-	-	956,514	819,164	-	-
Pharam 4 Development Co., Ltd.	90.0	90.0	1.0	1.0	900	900	-	-	900	900	-	-
Saladang Property Management Co., Ltd.	100.0	100.0	0.4	0.4	385,767	385,767	-	-	385,767	385,767	-	-
CPN REIT Management Co., Ltd.	100.0	100.0	10.0	10.0	10,000	10,000	-	-	10,000	10,000	110,000	100,000
Dara Harbour Co., Ltd.	65.0	65.0	215.6	215.6	291,750	291,750	-	-	291,750	291,750	-	-
CPN Pattaya Hotel Co., Ltd.	100.0	100.0	51.7	51.7	51,745	51,745	-	-	51,745	51,745	-	-

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

	Ownership interest 2022	2021	Paid-up capital		Separate financial statements						Dividend income 2022	2021		
			2022	2021	Cost 2022	2021	Impairment		At cost - net					
							2022	2021	2022	2021				
													2022	2021
(in thousand Baht)														
<i>Subsidiaries (continued)</i>														
Chanakun Development Co., Ltd.	100.0	100.0	59.0	59.0	58,994	58,994	-	-	58,994	58,994	-	-		
CPN Village Co., Ltd.	70.0	70.0	0.7	0.7	700	700	-	-	700	700	-	-		
Bayswater Co., Ltd.	50.0	50.0	10.0	10.0	2,631,185	2,631,185	-	-	2,631,185	2,631,185	-	-		
Siam Future Development Public Company Limited	4.1	4.1	2,132.0	2,132.0	991,335	991,335	-	-	991,335	991,335	-	-		
CentralPattana Life Co., Ltd.	100.0	-	1.0	-	1,000	-	-	-	1,000	-	-	-		
<i>Fund</i>														
Thai Business Fund 4 ⁽¹⁾	100.0	100.0	5,443.8	5,443.8	5,443,793	5,443,793	-	-	5,443,793	5,443,793	-	-		
Total					32,307,885	32,169,535	-	-	32,307,885	32,169,535	1,103,760	675,003		

⁽¹⁾Thai Business Fund 4

In 2009, Thai Business Fund 4 amended the dividend payment policy for investment units type C which should not be greater than net cash remaining after (1) the dividend paid and payable to investment units type A and B, and (2) the payment for dividend payable.

In 2019, Thai Business Fund 4 amended the dividend payment policy for non-payment of dividend against the performance outcomes, starting from July 2019 onward until having new resolution from unitholders.

All subsidiaries and fund were incorporated and operate in Thailand.

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

12 Non-controlling interests

The following table summarises the information relating to each of the Group's subsidiaries that has a material non-controlling interest, before any intra-group eliminations:

	31 December 2022					31 December 2021				
	Grand Canal Land Public Company Limited	Central Pattana Khon Kaen Co., Ltd.	Central Plaza i-City Real Estate Sdn. Bhd.	Other individually immaterial subsidiaries	Total	Grand Canal Land Public Company Limited	Central Pattana Khon Kaen Co., Ltd.	Central Plaza i-City Real Estate Sdn. Bhd.	Other individually immaterial subsidiaries	Total
Non-controlling interest percentage	32.5%	21.9%	40.0%			32.5%	21.9%	40.0%		
Current assets	2,861	96	188			2,983	130	225		
Non-current assets	30,118	5,837	4,969			30,216	5,446	5,287		
Current liabilities	(4,260)	(217)	(993)			(5,963)	(196)	(984)		
Non-current liabilities	(9,274)	(449)	(2,178)			(8,111)	(448)	(2,318)		
Net assets	19,445	5,267	1,986			19,125	4,932	2,210		
Carrying amount of non-controlling interest	6,314	1,152	794			6,210	1,079	884		800
										8,973
Revenue	1,697	940	580			1,738	743	556		
Profit (loss) for the year	320	456	(229)			294	347	(192)		
Total comprehensive income	320	456	(229)			294	347	(192)		
Profit (loss) allocated to non-controlling interest	104	100	(92)			95	77	(77)	(14)	81

(in million baht)

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

	31 December 2022			31 December 2021		
	Grand Canal Land Public Company Limited	Central Pattana Khon Kaen Co., Ltd.	Central Plaza i-City Real Estate Sdn. Bhd.	Grand Canal Land Public Company Limited	Central Pattana Khon Kaen Co., Ltd.	Central Plaza i-City Real Estate Sdn. Bhd.
	<i>(in million baht)</i>					
Dividends to non-controlling interest	-	26	-	-	7	-
Cash flows from operating activities	507	550	403	714	388	320
Cash flows used in investing activities	(126)	(424)	-	(221)	(360)	(13)
Cash flows used in financing activities (dividends to non-controlling interest: nil)	(378)	(120)	(380)	(458)	(32)	(307)
Net increase (decrease) in cash and cash equivalents	3	6	23	35	(4)	-

13 Investment properties

Consolidated financial statements					
Owned properties					
	Land	Buildings and improvements	Assets under construction (in million Baht)	Right-of-use assets	Total
<i>Cost</i>					
At 1 January 2021	46,049	102,356	6,401	72,030	226,836
Assets acquired from business combination	630	3,664	483	3,774	8,551
Additions	1,535	203	5,470	767	7,975
Transferred	-	4,984	(4,963)	-	21
Disposals / write-off	(86)	(2,254)	(133)	(1,452)	(3,925)
Difference from translating financial statements	-	(21)	-	-	(21)
At 31 December 2021 and 1 January 2022	48,128	108,932	7,258	75,119	239,437
Assets acquired from business combination	709	(303)	-	-	406
Additions	813	257	4,093	4,633	9,796
Transferred	18	2,899	(2,892)	-	25
Disposals / write-off	(18)	(464)	(3)	(343)	(828)
Difference from translating financial statements	-	18	1	-	19
At 31 December 2022	49,650	111,339	8,457	79,409	248,855
<i>Depreciation</i>					
At 1 January 2021	-	37,779	-	29,074	66,853
Depreciation charge for the year	-	4,945	-	2,611	7,556
Disposals / write-off	-	(1,156)	-	(464)	(1,620)
At 31 December 2021 and 1 January 2022	-	41,568	-	31,221	72,789
Depreciation charge for the year	-	5,221	-	2,760	7,981
Disposals / write-off	-	(283)	-	(334)	(617)
At 31 December 2022	-	46,506	-	33,647	80,153
<i>Net book value</i>					
At 31 December 2021	48,128	67,364	7,258	43,898	166,648
At 31 December 2022	49,650	64,833	8,457	45,762	168,702

	Separate financial statements				
	Owned properties			Right-of-use assets	Total
	Land	Buildings and improvements	Assets under construction (in million Baht)		
Cost					
At 1 January 2021	9,540	36,836	1,246	65,941	113,563
Additions	1,174	77	3,307	687	5,245
Transferred	(86)	(957)	(1)	(1,176)	(2,220)
Disposals / write-off	-	3,902	(3,902)	-	-
At 31 December 2021 and 1 January 2022	10,628	39,858	650	65,452	116,588
Additions	702	75	2,494	4,540	7,811
Transferred	-	(46)	-	(24)	(70)
Disposals / write-off	(10)	1,875	(1,865)	-	-
At 31 December 2022	11,320	41,762	1,279	69,968	124,329
Depreciation					
At 1 January 2021	-	13,559	-	17,364	30,923
Depreciation charge for the year	-	2,049	-	2,967	5,016
Disposals / write-off	-	(512)	-	(400)	(912)
At 31 December 2021 and 1 January 2022	-	15,096	-	19,931	35,027
Depreciation charge for the year	-	2,284	-	2,791	5,075
Disposals / write-off	-	(41)	-	(18)	(59)
At 31 December 2022	-	17,339	-	22,704	40,043
Net book value					
At 31 December 2021	10,628	24,762	650	45,521	81,561
At 31 December 2022	11,320	24,423	1,279	47,264	84,286

Information relating to leases are disclosed in note 15.

Year ended 31 December	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	(in million Baht)			
Amounts recognised in profit or loss				
Rental income	30,094	22,818	16,898	11,397
Rental discount from lessor	60	174	-	-
Direct operating expenses				
- property that generated rental income	16,561	14,642	10,079	8,474
- property that did not generate rental income	14	192	2	63
Finance costs capitalised in investment properties during the year	166	303	8	46

The fair value of investment properties as at 31 December 2022 of Baht 378,853 million (2021: Baht 371,788 million) for the Group and of Baht 170,609 million (2021: Baht 157,916 million) for the Company was determined by independent professional valuers, at open market values on an existing use basis and discounted cash flow using risk-adjusted discount rates. The fair value of investment property has been categorised as a Level 3 fair value.

Investment properties comprise a number of commercial properties that are leased to third parties which consist of:

- | | |
|-------------------------------|---------------------------------|
| - centralwOrld | - Central Ladprao |
| - Central Chiangmai Airport | - Central Ramindra |
| - Central Bangna | - Central Pinklao |
| - Central Marina | - Central Rama 3 |
| - Central RattanaThibet | - Central Changwattana |
| - Central Pattaya Beach | - Central UdonThani |
| - Central Chonburi | - Central Khonkaen |
| - Central Chiangrai | - Central Pisanulok |
| - Central Grand Rama 9 | - Grand Rama 9 Office Building |
| - Central City Residential | - Chaengwattana Office Building |
| - Bangna Office Building | - Central SuratThani |
| - Central Lampang | - Central Ubonratchathani |
| - Central Chiangmai | - Central Hat-yai |
| - Central Samui | - Central Salaya |
| - Central Rayong | - Central Phuket |
| - Central WestGate | - Central EastVille |
| - Central Nakhon Si Thammarat | - Central Mahachai |
| - Central Nakhon Ratchasima | - Central Village |
| - Central Si Racha | - Central Ayutthaya |
| - Central Chanthaburi | - Projects under development |

The office building projects of Grand Canal Land Group and the community mall projects of Siam Future Development Group.

The Group's projects under development consist of shopping centers and office buildings.

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

14 Property, plant and equipment

	Consolidated financial statements				
	Land	Buildings and improvements	Furniture, fixtures, office and transportation equipment (in million Baht)	Asset under construction	Total
Cost					
At 1 January 2021	91	5,101	1,290	195	6,677
Asset acquire from business combination	-	(5)	44	-	39
Additions	-	110	60	344	514
Transfer - net	-	132	(67)	(65)	-
Disposals / write off	-	(102)	(57)	-	(159)
At 31 December 2021 and 1 January 2022	91	5,236	1,270	474	7,071
Additions	-	43	156	1,183	1,382
Transfer - net	-	603	56	(659)	-
Disposals / write off	-	(90)	(38)	-	(128)
At 31 December 2022	91	5,792	1,444	998	8,325
Depreciation					
At 1 January 2021	-	2,577	859	-	3,436
Depreciation charge for the year	-	407	124	-	531
Transfer - net	-	43	(43)	-	-
Disposals / write-off	-	(44)	(52)	-	(96)
At 31 December 2021 and 1 January 2022	-	2,983	888	-	3,871
Depreciation charge for the year	-	407	125	-	532
Transfer - net	-	(1)	1	-	-
Disposals / write-off	-	(55)	(28)	-	(83)
At 31 December 2022	-	3,334	986	-	4,320

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Consolidated financial statements				
	Land	Buildings and improvements	Furniture, fixtures, office and transportation equipment (in million Baht)	Asset under construction	Total
<i>Net book value</i>					
At 31 December 2021					
Owned assets	91	1,135	382	474	2,082
Right-of-use assets	-	1,118	-	-	1,118
	91	2,253	382	474	3,200
At 31 December 2022					
Owned assets	91	1,559	458	998	3,106
Right-of-use assets	-	899	-	-	899
	91	2,458	458	998	4,005

Most of property, plant and equipment and office equipment are in respect to the Hilton Pattaya, Centara Hotel Udonthani, Centara Hotel Korat and Go Hotel Bowin.

The gross amount of the Group's fully depreciated property, plant and equipment that was still in use as at 31 December 2022 amounted to Baht 1,646 million (2021: Baht 1,864 million).

Central Pattana Public Company Limited and its Subsidiaries

Notes to the financial statements

For the year ended 31 December 2022

	Buildings and improvements	Separate financial statements Furniture, fixtures, office and transportation equipment (in million Baht)	Asset under construction	Total
Cost				
At 1 January 2021	308	1,049	103	1,460
Additions	9	71	21	101
Transfer - net	81	(73)	(8)	-
Disposals / write off	(23)	(58)	-	(81)
At 31 December 2021 and 1 January 2022	375	989	116	1,480
Additions	4	134	63	201
Transfer - net	6	24	(30)	-
Disposals / write off	(6)	(66)	-	(72)
At 31 December 2022	379	1,081	149	1,609
Depreciation				
At 1 January 2021	215	699	-	914
Depreciation charge for the year	21	125	-	146
Transfer - net	43	(43)	-	-
Disposals / write-off	(17)	(45)	-	(62)
At 31 December 2021 and 1 January 2022	262	736	-	998
Depreciation charge for the year	27	114	-	141
Transfer - net	(1)	1	-	-
Disposals / write-off	(6)	(55)	-	(61)
At 31 December 2022	282	796	-	1,078

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Separate financial statements			
	Buildings and improvements	Furniture, fixtures, office and transportation equipment (in million Baht)	Asset under construction	Total
<i>Net book value</i>				
At 31 December 2021				
Owned assets	113	207	116	436
Right-of-use assets	-	46	-	46
	113	253	116	482
At 31 December 2022				
Owned assets	97	256	149	502
Right-of-use assets	-	29	-	29
	97	285	149	531

The gross amount of the Company's fully depreciated property, plant and equipment that was still in use as at 31 December 2022 amounted to Baht 279 million (2021: Baht 290 million).

15 Leases

As a lessee

<i>At 31 December</i>	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
<i>Right-of-use assets</i>				
Land	21,529	17,250	15,954	12,818
Buildings and improvements	25,133	26,242	31,339	32,749
Total	46,662	43,492	47,293	45,567

In 2022, additions to the right-of-use assets of the Group and the Company were Baht 4,663 million and Baht 4,557 million, respectively (2021: Baht 767 million and Baht 711 million, respectively).

In September 2022, the Company received a land according to an agreement granting the right to use the development project with another party. This agreement is for a period of 30 years starting from the due date of the project design and construction to be completed within 4 years from the date of receiving land for the project. The Company paid agreement compensation on the effective date of the agreement and on the date of receiving land. The annual compensation will be paid throughout the agreement period at the rate stipulated in the agreement. The agreement can be renewed within the first 6 months of the 26th utilisation year and the Company must complete the negotiation at least 2 years and 6 months before the utilisation period expired.

Extension options

The Group has extension options on property leases exercisable up to one year before the end of the contract period. The Group assesses at lease commencement date whether it is reasonably certain to exercise the extension options and will regularly reassess so.

<i>For the year ended 31 December</i>	Consolidated financial statements		Separated financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
<i>Recognised in profit or loss</i>				
Gain on sale of investment properties	27	2,666	3	1,355
Interest income from finance lease receivable	1,487	1,365	-	-
Interest expense on lease liabilities	1,155	1,146	869	880
Expenses relating to short-term leases	614	516	52	54
Expenses relating to leases of low-value assets	14	11	6	4
Depreciation of right-of-use assets on land	1,500	1,345	990	1,018
Depreciation of right-of-use assets on buildings and improvements	1,260	1,249	1,801	1,949

In 2022, total cash outflow for leases of the Group and the Company were Baht 4,763 million and Baht 3,019 million, respectively (2021: Baht 3,974 million and Baht 2,818 million, respectively).

As a lessor

The leases of investment properties comprise a number of commercial properties that are leased to third parties under operating leases. Each of the leases contains an initial non-cancellable period of 3 years. Subsequent renewals are negotiated with the lessee. For all investment property leases, the rental income is fixed and variable under the contracts.

<i>Lease payments to be received from operating lease At 31 December</i>	Consolidated financial statements		Separated financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
1 st year	15,952	14,549	9,880	8,808
2 nd year	9,388	8,410	6,305	5,258
3 rd year	4,630	4,401	3,105	3,101
4 th year	982	800	598	549
5 th year	592	613	396	437
After 5 th year	2,083	2,120	1,324	1,735
Total	33,627	30,893	21,608	19,888

16 Goodwill

Most of the goodwill arises from the acquisition of shares in Grand Canal Land Public Company Limited and its subsidiaries. (Together referred to as "Grand Canal Land Group") and Siam Future Development Public Company Limited and its subsidiaries. (Together referred to as "Siam Future Development Group")

Impairment testing for CGUs containing goodwill

For the purposes of impairment testing, goodwill has been allocated to the Group's CGUs as follows.

	Consolidated financial statements	
	2022	2021
	<i>(in million Baht)</i>	
CGU 1 - Grand Canal Land Group	1,036	1,036
CGU 2 - Siam Future Development Group	254	176

CGU 1 - Grand Canal Land Group

The recoverable amount of this CGU was based on fair value less costs of disposal, estimated using discounted cash flows.

The key assumptions used in the estimation of the recoverable amount are set out below. The values assigned to the key assumptions represent management's assessment of future trends in the relevant industries and have been based on historical data from both external and internal sources.

	Consolidated financial statements	
	2022	2021
	<i>(%)</i>	
Discount rate	9 - 11	9 - 11
Growth rate	3	3
Budgeted EBITDA growth rate (average of next five years)	3	3

Discount rate

The discount rate was based on weighted average cost of capital, with average industry cost of debt, risk free rate of over 10-year government bond, adding with business risk, trend growth, economic conditions, and investment, including other factors that effect to business operations.

Terminal value growth rate

Terminal value growth rate was determined based on average industry growth rate and average gross domestic product (“GDP”) growth rate, inflation rates and growth rates of historical earnings before interest, income tax, depreciation and amortisation.

Budgeted earning before interest, income tax, depreciation and amortisation (EBITDA)

Budgeted EBITDA was based on expectations of future outcomes taking into the past experience, adjusted for the anticipated revenue growth. Revenue growth was projected from past experience and business growth of same industries.

Based on the impairment testing, the estimated recoverable amount was estimated to be higher than its carrying amount and no impairment was required to these financial statements.

CGU 2 - Siam Future Development Group

The recoverable amount of this CGU was based on fair value less costs of disposal, estimated using discounted cash flows.

The key assumptions used in the estimation of the recoverable amount are set out below. The values assigned to the key assumptions represent management’s assessment of future trends in the relevant industries and have been based on historical data from both external and internal sources.

	Consolidated financial statements	
	2022	2021
	(%)	
Discount rate	11	11
Growth rate	3 - 5	3 - 5
Budgeted EBITDA growth rate (average of next five years)	3	3

Discount rate

The discount rate was based on weighted average cost of capital, with average industry cost of debt, risk free rate of over 10-year government bond, adding with business risk, trend growth, economic conditions, and investment, including other factors that effect to business operations.

Terminal value growth rate

Terminal value growth rate was determined based on average industry growth rate and average gross domestic product (“GDP”) growth rate, inflation rates and growth rates of historical earnings before interest, income tax, depreciation and amortisation.

Budgeted earning before interest, income tax, depreciation and amortisation (EBITDA)

Budgeted EBITDA was based on expectations of future outcomes taking into the past experience, adjusted for the anticipated revenue growth. Revenue growth was projected from past experience and business growth of same industries.

Based on the impairment testing, the estimated recoverable amount was estimated to be higher than its carrying amount and no impairment was required to these financial statements.

17 Other non-current assets

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Deposits	3,556	3,136	162	526
Advance payment for purchases of investment properties and leasehold rights	804	287	282	63
Advance payment for rights	306	312	201	222
Guarantees for leasehold rights	116	161	-	-
Withholding tax deducted at source	1,033	569	573	567
Others	55	111	12	12
Total	5,870	4,576	1,230	1,390

18 Interest-bearing liabilities

	Consolidated financial statements					
	2022			2021		
	Secured	Unsecured	Total	Secured	Unsecured	Total
	<i>(in million Baht)</i>					
Short-term loans from related parties	-	440	440	-	299	299
Short-term loans from financial institutions	-	12,870	12,870	150	17,510	17,660
Current portion of long-term loans from financial institutions	1,100	9,031	10,131	2,775	3,368	6,143
Current portion of debentures	-	3,999	3,999	-	5,993	5,993
Long-term loans from related parties	-	975	975	-	931	931
Long-term loans from financial institutions	2,532	17,642	20,174	2,129	26,345	28,474
Debentures	-	31,156	31,156	-	21,280	21,280
Total interest-bearing liabilities	3,632	76,113	79,745	5,054	75,726	80,780

	Separate financial statements					
	Secured	2022 Unsecured	Total (in million Baht)	Secured	2021 Unsecured	Total
Short-term loans from related parties	-	13,973	13,973	-	11,694	11,694
Short-term loans from financial institutions	-	12,050	12,050	-	15,600	15,600
Current portion of long-term loans from financial institutions	-	9,031	9,031	-	3,121	3,121
Current portion of debentures	-	3,999	3,999	-	4,500	4,500
Long-term loans from related parties	-	7,264	7,264	-	7,643	7,643
Long-term loans from financial institutions	-	17,642	17,642	-	25,688	25,688
Debentures	-	31,156	31,156	-	21,280	21,280
Total interest-bearing liabilities	-	95,115	95,115	-	89,526	89,526

The periods to maturity of interest-bearing liabilities, as at 31 December were as follows:

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	(in million Baht)			
Within 1 year	27,440	30,095	39,053	34,915
1 - 5 years	46,475	49,779	50,232	53,783
After 5 years	5,830	906	5,830	828
Total	79,745	80,780	95,115	89,526

Assets pledged as security for liabilities as at 31 December	Consolidated financial statements	
	2022	2021
	(in million Baht)	
Real estate development for sales	1,431	1,431
Investment properties	14,202	15,254
Total	15,633	16,685

Restricted bank deposits were fixed deposits which the Group had used for credit guarantee facilities.

As at 31 December 2022, the Group had unutilised credit facilities totalling Baht 16,848 million (2021: Baht 29,167 million).

Short-term loans from financial institutions

Short-term loans from financial institutions of the Group were promissory notes and at call for repayment

Short-term loans from institutional investors

The Group - Central Pattana Public Company Limited

In April 2022, the Company issued bills of exchange totalling Baht 1,500 million. The bills of exchange have term to maturity of 9 months, maturing in January 2023.

In July 2022, the Company issued bills of exchange totalling Baht 600 million. The bills of exchange have term to maturity of 6 months, maturing in January 2023.

In September 2022, the Company issued bills of exchange totalling Baht 350 million. The bills of exchange have term to maturity of 6 months, maturing in March 2023.

In October 2022, the Company issued bills of exchange totalling Baht 250 million. The bills of exchange have term to maturity of 6 months, maturing in April 2023.

In November 2022, the Company issued bills of exchange totalling Baht 2,500 million. The bills of exchange have term to maturity of 3 months, maturing in January 2023.

In November 2022, the Company issued bills of exchange totalling Baht 4,000 million. The bills of exchange have term to maturity of 3 months, maturing in February 2023.

In November 2022, the Company issued bills of exchange totalling Baht 250 million. The bills of exchange have term to maturity of 6 months, maturing in May 2023.

In December 2022, the Company issued bills of exchange totalling Baht 500 million. The bills of exchange have term to maturity of 3 months, maturing in March 2023.

In December 2022, the Company issued bills of exchange totalling Baht 400 million. The bills of exchange have term to maturity of 6 months, maturing in June 2023.

The Group - Grand Canal Land Public Company Limited

In September 2022, the Company issued bills of exchange totalling Baht 300 million. The bills of exchange have term to maturity of 4 months, maturing in January 2023.

Long-term loans from financial institutions

The Group - Central Pattana Public Company Limited

In November 2018, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulates that the Company repays the principle in 14 semi-annually instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In December 2018, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulates that the Company repays the principle in 14 semi-annually instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In December 2018, the Company entered into a loan agreement not exceeding of Baht 1,000 million credit facility agreement with a financial institution. Such agreement stipulates that the Company repays the first principle within the next 24 months after the first withdrawn and repays in 21 quarterly instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In December 2018, the Company entered into a loan agreement not exceeding of Baht 500 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 25 months after the first withdrawal date and repays the principle in 35 monthly instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In March 2019, the Company entered into a loan agreement not exceeding of Baht 2,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 25 months after the first withdrawal date and repays the principle in 36 monthly instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In May 2019, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 25 months after the first withdrawal date and repays the principle in 36 monthly instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In March 2020, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 25 months after the first withdrawal date and repays the principle in 36 monthly instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In June 2020, the Company entered into a loan agreement not exceeding of Baht 5,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 36 months after the first withdrawal date and repays the principle in instalments every 1 years, totalling of 3 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In December 2020, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulates that the Company to repay the principle in 36 months after the first withdrawal date and repays the principle in repays the principle in instalments every 6 months, totalling of 2 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In February 2021, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulates that the Company to repay the principle in 24 months after the first withdrawal date and repays the principle in repays the principle in instalments every 3 months, totalling of 9 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In June 2021, the Company entered into a loan agreement not exceeding of Baht 2,000 million credit facility agreement with a financial institution. Such agreement stipulates that the Company to repay the principle in 24 months after the first withdrawal date and repays the principle in repays the principle in instalments every months, totalling of 35 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In June 2021, the Company entered into a loan agreement not exceeding of Baht 1,500 million credit facility agreement with a financial institution. Such agreement stipulates that the Company to repay the principle in 6 months after the first withdrawal date and repays the principle in repays the principle in instalments every 6 months, totalling of 6 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In August 2021, the Company entered into a loan agreement not exceeding of Baht 1,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 24 months after the first withdrawal date and repays the principle in instalments every 3 months, totalling of 21 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In November 2021, the Company entered into a loan agreement not exceeding of Baht 3,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 18 months after the first withdrawal date and repays the principle in instalments every years, totalling of 2 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In December 2021, the Company entered into a loan agreement not exceeding of Baht 5,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 24 months after the first withdrawal date and repays the principle in instalments every years, totalling of 4 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In December 2021, the Company entered into a loan agreement not exceeding of Baht 2,000 million credit facility agreement with a financial institution. Such agreement stipulated the Company to repay the principal in 24 months after the first withdrawal date and repays the principle in instalments every 3 months, totalling of 9 instalments. As at 31 December 2022, the Company had already fully withdrawn total amount of loan.

In September 2022, the Company entered into a loan agreement not exceeding of Baht 4,000 million credit facility agreement with a financial institution. The repayment of the principle will be in 12 months after the first withdrawal date and by instalments every 2 years, totalling of 2 instalments. As at 31 December 2022, the Company had withdrawn of Baht 1,000 million.

The Group - Grand Canal Land Public Company Limited

In September 2010, the Group entered into a loan agreement not exceeding of Baht 3,100 million credit facility agreement with a financial institution. Such agreement stipulated the Group to pay the remaining instalments fully within 3 years, starting from 17 July 2019. Subsequently, In July 2022, the Group entered into a memorandum of loan agreement with such financial institution to amend the repayment principal period to by 17 July 2024 and amended interest rate as mutually agreed. As at 31 December 2022, the Group had withdrawn of Baht 2,532 million (2021: Baht 2,532 million).

In September 2021, the Group entered into a loan agreement not exceeding of Baht 1,100 million credit facility agreement with a financial institution. Such agreement stipulated the Group to repay the principal in 24 months after the first withdrawal date. As at 31 December 2022, the Group had already fully withdrawn total amount of loan.

Debentures

The Company issued Thai Baht denominated, name registered, unsubordinated and unsecured debentures without debenture holders' representative as follows:

The Group - Central Pattana Public Company Limited

In August 2018, the Company issued debentures totalling Baht 1,000 million. The debentures have term to maturity of 7 years, maturing on 8 August 2025, and pay interest rate 3.24% per annum.

In May 2019, the Company issued debentures totalling Baht 2,000 million. The debentures have term to maturity of 4 years, maturing on 2 May 2023, and pay interest rate 2.78% per annum.

In July 2019, the Company issued debentures totalling Baht 500 million. The debentures have term to maturity of 10 years, maturing on 18 July 2029, and pay interest rate 3% per annum.

In November 2020, the Company issued debentures totalling Baht 3,000 million. The debentures have term to maturity of 3 years 3 months, maturing on 2 February 2024, and pay interest rate 1.75% per annum.

In January 2021, the Company issued debentures totalling Baht 2,000 million. The debentures have term to maturity of 3 years, maturing on 29 January 2024, and pay interest rate at 1.16% per annum.

In January 2021, the Company issued debentures totalling Baht 1,250 million. The debentures have term to maturity of 5 years, maturing on 29 January 2026, and pay interest rate at 1.65% per annum.

In January 2021, the Company issued debentures totalling Baht 750 million. The debentures have term to maturity of 5 years, maturing on 29 January 2026, and pay interest rate at 1.65% per annum.

In June 2021, the Company issued debentures totalling Baht 2,000 million. The debentures have term to maturity of 2 years, maturing on 9 June 2023, and pay interest rate at 0.90% per annum.

In August 2021, the Company issued debentures totalling Baht 5,000 million. The debentures have term to maturity of 3 years, maturing on 19 August 2024, and pay interest rate at 1.01% per annum.

In August 2021, the Company issued debentures totalling Baht 4,000 million. The debentures have term to maturity of 5 years, maturing on 19 August 2026, and pay interest rate at 1.37% per annum.

In March 2022, the Company issued debentures totalling Baht 1,500 million. The debentures have term to maturity of 3 years, maturing on 11 March 2025, and pay interest rate 1.49% per annum.

In March 2022, the Company issued debentures totalling Baht 1,000 million. The debentures have term to maturity of 5 years, maturing on 11 March 2027, and pay interest rate 2.01% per annum.

In March 2022, the Company issued debentures totalling Baht 1,000 million. The debentures have term to maturity of 7 years, maturing on 11 March 2029, and pay interest rate 2.64% per annum.

In March 2022, the Company issued debentures totalling Baht 2,000 million. The debentures have term to maturity of 10 years, maturing on 11 March 2032, and pay interest rate 3.03% per annum.

In June 2022, the Company issued debentures totalling Baht 1,000 million. The debentures have term to maturity of 3 years, maturing on 17 June 2025, and pay interest rate 2.59% per annum.

In June 2022, the Company issued debentures totalling Baht 1,000 million. The debentures have term to maturity of 3 years and 6 months, maturing on 17 December 2025, and pay interest rate 2.79% per annum.

In October 2022, the Company issued debentures totalling Baht 2,100 million. The debentures have term to maturity of 4 years, maturing on 19 October 2026, and pay interest rate 3.23% per annum.

In October 2022, the Company issued debentures totalling Baht 2,000 million. The debentures have term to maturity of 5 years, maturing on 19 October 2027, and pay interest rate 3.49% per annum.

In October 2022, the Company issued debentures totalling Baht 2,200 million. The debentures have term to maturity of 7 years, maturing on 19 October 2029, and pay interest rate 3.89% per annum.

Under the loan agreements and conditions regarding the rights and obligations of the debenture issuer stipulate certain covenants which, among other things, require the Group to maintain a debt-to-equity ratio at the rate prescribed in the agreement.

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

Effective interest rates and reprising / maturing analysis

	Effective interest rate (%)	Loans from-at floating interest rate	Consolidated financial statements			
			Loans from-at fixed interest rate and the periods in which those liabilities mature		Total carrying value	Fair value
			Within 1 year	After 1 year but within 5 years (in million Baht)		
At 31 December						
2022						
Loans from financial institutions and debentures	0.95 - 5.00	36,282	7,264	29,090	78,330	77,992
2021						
Loans from financial institutions and debentures	0.95 - 5.00	44,544	6,997	27,509	79,550	79,512
	Effective interest rate (%)	Loans from-at floating interest rate	Separate financial statements			
			Loans from-at fixed interest rate and the periods in which those liabilities mature		Total carrying value	Fair value
			Within 1 year	After 1 year but within 5 years (in million Baht)		
At 31 December						
2022						
Loans from financial institutions and debentures	0.95 - 5.00	31,830	7,264	29,090	73,878	73,558
2021						
Loans from financial institutions and debentures	0.95 - 5.00	36,945	5,429	27,315	70,189	70,363

19 Other payables

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Other accounts payable	1,033	891	1,047	327
Retention payable	2,239	2,073	1,151	1,050
Accrued operating expenses	1,825	1,600	1,075	639
Advanced received from service income	373	298	117	84
Accrued interest expense	231	383	229	366
Advance received from real estate development for sales	470	181	-	-
Others	169	125	72	97
Total	6,340	5,551	3,691	2,563

20 Non-current provisions for employee benefits

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Defined benefit plan	920	853	670	612

Defined benefit plan

The Group and the Company operate defined benefit plans based on the requirement of Thai Labour Protection Act B.E. 1998 to provide retirement benefits to employees based on pensionable remuneration and length of service. The defined benefit plans expose the Group to actuarial risks, such as longevity risk, interest rate risk and market (investment) risk.

<i>Present value of the defined benefit obligations</i>	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
At 1 January	853	731	612	583
Increased from business combination	-	43	-	-
Recognised in profit or loss:				
Current service cost	89	96	64	73
Interest on obligation	21	25	15	17
Recognised in other comprehensive income:				
Actuarial (gain) loss recognised in the year				
- Demographic assumptions	-	(6)	-	-
- Financial assumptions	1	65	-	48
- Experience adjustment	(4)	(34)	-	(51)
Benefit paid	(40)	(67)	(21)	(58)
At 31 December	920	853	670	612

<i>Principal actuarial assumptions</i>	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	(%)			
<i>Project of Central Pattana Group</i>				
Discount rate	2.6	2.6	2.6	2.6
Future salary growth	6.0 - 8.0	6.0 - 8.0	6.0 - 8.0	6.0 - 8.0

<i>Principal actuarial assumptions</i>	2022	2021
	(%)	
<i>Project of Grand Canal Land Group</i>		
Discount rate	1.6	1.6
Future salary growth	5.0	5.0
<i>Project of Siam Future Development Group</i>		
Discount rate	2.3	1.0
Future salary growth	3.5	2.0
Employee turnover	0 - 19.0	0 - 18.0

Assumptions regarding future mortality have been based on published statistics and mortality tables.

At 31 December 2022, the weighted-average duration of the defined benefit obligation was 14 years, 10 years and 7 years (*2021: 14 years, 10 years and 6 years*) of Central Pattana Group, Grand Canal Land Group and Siam Future Development Group, respectively.

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

	Consolidated financial statements		Separate financial statements	
	Increase	Decrease	Increase	Decrease
	(in million Baht)			
<i>Project of Central Pattana Group</i>				
At 31 December 2022				
Discount rate (1% movement)	(101)	73	(76)	55
Future salary growth (1% movement)	72	(102)	55	(77)
At 31 December 2021				
Discount rate (1% movement)	(99)	72	(75)	54
Future salary growth (1% movement)	71	(100)	54	(76)

	Increase (in million Baht)	Decrease
<i>Project of Grand Canal Land Group</i>		
31 December 2022		
Discount rate (0.5% movement)	(3)	2
Future salary growth (1% movement)	2	(3)
31 December 2021		
Discount rate (0.5% movement)	(3)	2
Future salary growth (1% movement)	2	(3)
<i>Project of Siam Future Development Group</i>		
31 December 2022		
Discount rate (0.5% movement)	(2)	2
Future salary growth (1% movement)	2	(2)
Employee turnover (10% movement)	(2)	1
31 December 2021		
Discount rate (0.5% movement)	(2)	2
Future salary growth (1% movement)	2	(2)
Employee turnover (10% movement)	(2)	1

21 Share Capital

Share premium

Section 51 of the Public Limited Companies Act B.E. 2535 (1992) requires companies to set aside share subscription monies received in excess of the par value of the shares issued to a reserve account ("share premium"). Share premium is not available for dividend distribution.

22 Treasury share

The treasury shares account within equity comprises the cost of the Company's own shares held by the Group.

As at 31 December 2022, the Group held 17.15 million of the Company's shares, comprising 0.38% of the Company's issued share capital, at a total cost of Baht 761.22 million and had retained earning Baht 70,774 million in consolidated financial statement and Baht 55,163 million in separate financial statements.

As at 31 December 2022, the Group had retained earning not less than the remaining value of treasury share.

23 Reserve

Legal reserve

Section 116 of the Public Limited Companies Act B.E. 2535 (1992) Section 116 requires that a public company shall allocate not less than 5% of its annual net profit, less any accumulated losses brought forward, to a reserve account (“legal reserve”), until this account reaches an amount not less than 10% of the registered authorised capital. The legal reserve is not available for dividend distribution.

Other components of equity

The fair value reserve comprise:

- the cumulative net change in the fair value of equity securities designated at FVOCI; and
- the cumulative net change in fair value of debt securities at FVOCI.

Hedge reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments used in cash flow hedges pending subsequent recognition in profit or loss.

24 Segment information and disaggregation of revenue

The Group has four reportable segments, as described below, which are the Group’s strategic divisions. The strategic divisions offer different products and services. The chief operating decision maker (CODM) reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group’s reportable segments.

<i>Segment 1</i>	Development of shopping center buildings, office building and condominiums for rent including provision of utility services, operator of play land and water theme park in the shopping center buildings
<i>Segment 2</i>	Food center services in the shopping centers
<i>Segment 3</i>	Hotel business
<i>Segment 4</i>	Real estate business for sales of land and houses and condominium units

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the Group’s CODM. Segment profit before tax is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

For the year ended 31 December	Consolidated financial statements								
	Segment 1		Segment 2		Segment 3		Segment 4		Total
	2022	2021	2022	2021	2022	2021	2022	2021	
(in million Baht)									
Information about reportable segments									
External revenue	31,131	22,073	656	325	918	286	2,870	2,156	24,840
Inter-segment revenue	128	100	1	(3)	1	2	-	-	99
Total segment revenue	31,259	22,173	657	322	919	288	2,870	2,156	24,939
Timing of revenue recognition									
At a point in time	-	-	657	322	919	288	2,870	2,156	2,766
Over time	31,259	22,173	-	-	-	-	-	-	22,173
Total revenue	31,259	22,173	657	322	919	288	2,870	2,156	24,939
Segment profit (loss) before income tax	14,736	8,631	173	(38)	406	(225)	927	631	8,999
Interest income	1,547	1,415	-	-	-	-	5	6	1,421
Finance costs	2,169	1,790	-	-	33	35	2	11	1,836
Depreciation and amortisation	8,264	7,676	103	86	161	345	22	17	8,124
Share of profit of investments in associates and joint ventures	1,560	704	-	-	-	-	-	-	704
Capital expenditure	10,455	8,054	63	137	622	75	37	55	8,321
Segment assets	169,602	167,759	458	479	2,473	1,549	13,841	10,123	179,910
Segment liabilities	30,132	32,254	19	33	936	855	1,306	582	33,724
Separate financial statements									
Segment 1		Segment 2		Segment 3		Segment 4		Total	
2022		2021		2022		2021		2022	
(in million Baht)									
Timing of revenue recognition									
At a point in time	-	-	301	127	-	-	-	-	127
Over time	17,571	11,629	-	-	-	-	-	-	11,629
Total revenue	17,571	11,629	301	127	-	-	-	-	11,756

(a) Reconciliations of reportable segment revenues, profit or loss, assets and liabilities and other material items

	2022	2021
	<i>(in million Baht)</i>	
Revenues		
Total revenue from reportable segments	35,705	24,939
Other revenue	3,132	5,558
	<u>38,837</u>	<u>30,497</u>
Elimination of inter-segment revenue	(130)	(99)
Consolidated revenue	<u>38,707</u>	<u>30,398</u>
Profit		
Total profit for reportable segments	16,242	8,999
Elimination of inter-segment profits	(35)	9
Unallocated amounts		
- Other revenue	1,580	4,137
- Other expenses	(5,986)	(4,821)
- Share of profit of associates and joint ventures	1,560	704
Consolidated profit before income tax	<u>13,361</u>	<u>9,028</u>
Assets		
Total assets for reportable segments	186,374	179,910
Other unallocated amounts		
- Investment	46,435	45,308
- Deferred tax assets	3,413	3,250
- Other assets	36,470	34,953
Consolidated total assets	<u>272,692</u>	<u>263,421</u>
Liabilities		
Total liabilities for reportable segments	32,393	33,724
Other unallocated amounts		
- Loans	79,745	80,779
- Deferred tax liabilities	3,685	3,515
- Other liabilities	67,249	63,328
Consolidated total liabilities	<u>183,072</u>	<u>181,346</u>
	2022	2021
	Total reportable segments	
	<i>(in million Baht)</i>	
Other material items		
Investment income	1,552	1,421
Interest expense	2,204	1,789
Depreciation and amortisation	8,550	8,124
Capital expenditure	11,177	8,321

(b) Geographical segments

The Group is mostly managed and operates principally in Thailand. There are no significant revenues derived from, and no significant assets located in foreign countries.

(c) Major customer

Revenue from Central Department Store Group of the Group's 1 and 2 segments represents approximately Baht 3,262 million (2021: Baht 2,529 million) of the Group's total revenues.

(d) Contract Balances

Contract liabilities	Consolidated financial statements	
	2022	2021
	<i>(in million Baht)</i>	
At 1 January	(181)	(45)
Recognised as revenue during the year	115	72
Advance received	(408)	(208)
At 31 December	(474)	(181)

(e) Revenue expected to be recognised in the future related to performance obligations that are unsatisfied

At 31 December 2022, the Group have revenue expected to be recognised in the future arising from performance obligations that are unsatisfied amounted of Baht 5,979 million and (2021: Baht 3,686 million). The Group will recognise this revenue when a customer obtain control of the goods or services, which is expected to occur over the next 24 months (2021: next 24 months).

25 Other income

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Management income	694	737	1,034	923
Gain on finance lease	27	2,715	2	1,408
Compensation from insurance claim	16	39	8	3
Contribution income	131	50	113	39
Gain from sales of investments	347	3	325	3
Others	365	593	441	349
Total	1,580	4,137	1,923	2,725

During 2021, the Group recognised gain on finance lease which in accordance with the conditions in the sublease property agreement of the shopping center projects of the Group.

26 Expenses by nature

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Depreciation and amortisation	8,550	8,124	5,245	5,197
Utility expenses	5,700	3,984	3,379	2,393
Employee benefit expenses	4,360	3,759	2,922	2,562
Lease-related expenses	212	131	81	81
Cost of sale of real estate	1,930	1,506	-	-
Marketing expenses	1,144	904	706	568
Repair and maintenance	931	740	495	414
Consulting and other fees	473	448	280	285
Others	1,351	602	893	503
Total	24,651	20,198	14,001	12,003

27 Income tax

Income tax recognised in profit or loss

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Current tax expense				
Current year	2,361	2,562	790	547
Adjustment for prior years	7	7	-	-
Deferred tax expense				
Movements in temporary differences	119	(771)	218	(239)
Total	2,487	1,798	1,008	308

	Consolidated financial statements					
	2022	2021	2022	2021	2022	2021
	Before tax	Tax expense	Net of tax	Before tax	Tax expense	Net of tax
	<i>(in million Baht)</i>					
Recognised in other comprehensive income						
Financial assets at FVOCI	(176)	44	(132)	(409)	71	(338)
Defined benefit plan actuarial (gain) losses	(3)	1	(2)	25	(5)	20
Total	(179)	45	(134)	(384)	66	(318)

Separate financial statements						
<i>Income tax</i>	Before tax	2022 Tax benefit	Net of tax (in million Baht)	Before tax	2021 Tax expense	Net of tax
Recognised in other comprehensive income						
Financial assets at FVOCI	(186)	46	(140)	(347)	69	(278)
Defined benefit plan actuarial gain	-	-	-	(3)	1	(2)
Total	(186)	46	(140)	(350)	70	(280)

Consolidated financial statements				
<i>Reconciliation of effective tax rate</i>	2022	2021		
	Tax rate (%)	(in million Baht)	Tax rate (%)	(in million Baht)
Profit before income tax expense		13,361		9,028
Income tax using the tax rate	20	2,672	20	1,806
Income not subject to tax		(193)		(144)
Additional deductible expenses for tax purposes		(63)		(351)
Expenses not deductible for tax purposes		64		480
Adjustment for prior years		7		7
Total	19	2,487	20	1,798

Separate financial statements				
<i>Reconciliation of effective tax rate</i>	2022	2021		
	Tax rate (%)	(in million Baht)	Tax rate (%)	(in million Baht)
Profit before total income tax expense		6,315		2,408
Income tax using the tax rate	20	1,263	20	481
Income not subject to tax		(221)		(135)
Additional deductible expenses for tax purposes		(36)		(48)
Expenses not deductible for tax purposes		2		10
Total	16	1,008	13	308

Consolidated financial statements				
<i>Deferred tax</i>	Assets		Liabilities	
<i>At 31 December</i>	2022	2021	2022	2021
		(in million Baht)		
Total	3,497	3,350	84	101
Set off of tax	(84)	(101)	(3,769)	(3,615)
Net deferred tax assets (liabilities)	3,413	3,249	(3,685)	(3,514)

Separate financial statements				
<i>Deferred tax</i>	Assets		Liabilities	
<i>At 31 December</i>	2022	2021	2022	2021
		(in million Baht)		
Total	2,169	2,075	(198)	(276)
Set off of tax	(198)	(276)	198	276
Net deferred tax assets	1,971	1,799	-	-

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Consolidated financial statements			
	(Charged) / credited to:			
	At 1 January	Profit or loss	Other comprehensive income (in million Baht)	Acquired in business combination At 31 December
Deferred tax				
2022				
Deferred tax assets				
Trade accounts receivable (allowance for expected credit loss)	14	(3)	-	11
Real estate development for sales	3	-	-	3
Investment properties (allowance for impairment)	20	-	-	20
Investment properties (shopping building under consignment sale agreement)	347	(7)	-	340
Investment properties (depreciation gap)	1,295	3	-	1,298
Provisions for employee benefits	171	14	(1)	184
Deposits received from customers	880	28	-	908
Loss carry forward	293	1	-	294
Others	327	112	-	439
Total	3,350	148	(1)	3,497
Deferred tax liabilities				
Gain on lease under finance lease	(982)	156	-	(826)
Real estate development for sales (gain from fair value adjustment)	(306)	2	-	(304)
Investment properties (gain from fair value adjustment)	(1,568)	25	-	(1,543)
Financial assets at FVOCI (decrease in fair value)	(76)	-	(44)	(120)
Debt issuance fee	(6)	(2)	-	(8)
Finance lease receivable	(511)	(242)	-	(753)
Financial assets at FVTPL (decrease in fair value)	(166)	32	-	(215)
Total	(3,615)	(29)	(44)	(3,769)

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Consolidated financial statements			
	(Charged) / credited to:			At
Deferred tax	Profit or loss	Other comprehensive income (in million Baht)	Acquired in business combination	31 December
2021	At 1 January			
Deferred tax assets				
Trade accounts receivable <i>(allowance for expected credit loss)</i>	10	-	1	14
Real estate development for sales	3	-	-	3
Investment properties <i>(allowance for impairment)</i>	20	-	-	20
Investment properties <i>(shopping building under consignment sale agreement)</i>	354	-	-	347
Investment properties <i>(depreciation gap)</i>	1,279	-	13	1,295
Provisions for employee benefits	142	-	9	171
Deposits received from customers	1,009	5	16	880
Loss carry forward	308	-	51	293
Others	267	-	11	327
Total	3,392	5	101	3,350
Deferred tax liabilities				
Gain on lease under finance lease	(534)	-	-	(982)
Real estate development for sales <i>(gain from fair value adjustment)</i>	(331)	-	-	(306)
Investment properties <i>(gain from fair value adjustment)</i>	(1,592)	-	-	(1,568)
Financial assets at FVOCI <i>(decrease in fair value)</i>	(5)	(71)	-	(76)
Debtenture issuance fee	(1)	-	-	(6)
Finance lease receivable	(158)	-	(131)	(511)
Financial assets at FVTPL <i>(decrease in fair value)</i>	(3)	-	(166)	(166)
Total	(2,624)	(71)	(297)	(3,615)

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Separate financial statements			
	At 1 January	Charged to:	Other comprehensive income	At 31 December
<i>Deferred tax</i>		Profit or loss	(in million Baht)	
2022				
<i>Deferred tax assets</i>				
Trade accounts receivable (<i>allowance for expected credit loss</i>)	7	(2)	-	5
Investment properties (<i>depreciation gap</i>)	1,245	26	-	1,271
Provisions for employee benefits	123	11	-	134
Deposits received from customers	510	17	-	527
Financial assets measured at FVOCI (<i>decrease in fair value</i>)	28	-	(46)	(18)
Others	162	88	-	250
Total	2,075	140	(46)	2,169
<i>Deferred tax liabilities</i>				
Gain on lease under finance lease	(271)	81	-	(190)
Debt issuance fee	(5)	(3)	-	(8)
Total	(276)	78	-	(198)
Net	1,799	218	(46)	1,971

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Separate financial statements		
	Charged to:		
	At 1 January	Profit or loss (in million Baht)	Other comprehensive income At 31 December
Deferred tax			
2021			
Deferred tax assets			
Trade accounts receivable (<i>allowance for expected credit loss</i>)	6	1	7
Investment properties (<i>depreciation gap</i>)	1,220	25	1,245
Provisions for employee benefits	118	6	123
Deposits received from customers	622	(112)	510
Financial assets measured at FVOCI (<i>decrease in fair value</i>)	97	-	28
Others	139	23	162
Total	2,202	(57)	2,075
Deferred tax liabilities			
Gain on lease under finance lease	(93)	(178)	(271)
Debenture issuance fee	(1)	(4)	(5)
Total	(94)	(182)	(276)
Net	2,108	(239)	1,799
		(70)	

<i>Unrecognised deferred tax assets</i>	Consolidated financial statements	
	2022	2021
	<i>(in million Baht)</i>	
Loss carry forward	688	651

The tax losses are the deductible temporary differences do not expire under current tax legislation. The Group has not recognised these items as deferred tax assets because it is not probable that the Group will have sufficient future taxable profit to utilise the benefits therefrom.

28 Basic earnings per share

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht/million shares)</i>			
Profit attributable to ordinary shareholders of the Company (basic)	<u>10,760</u>	<u>7,148</u>	<u>5,306</u>	<u>2,100</u>
Number of ordinary shares outstanding	<u>4,488</u>	<u>4,488</u>	<u>4,488</u>	<u>4,488</u>
Number of treasury shares	<u>(17)</u>	<u>(17)</u>	<u>(17)</u>	<u>(17)</u>
Basic earnings per share (in Baht)	<u>2.40</u>	<u>1.59</u>	<u>1.18</u>	<u>0.47</u>

29 Dividends

Shareholders of the Group approved dividends as follows:

	Approval date	Payment schedule	Dividend rate per share <i>(in Baht)</i>	Amount <i>(in million Baht)</i>
<i>2022</i>				
Annual dividend	22 April 2022	May 2022	0.60	2,683
<i>2021</i>				
Annual dividend	30 April 2021	May 2021	0.70	3,130

30 Financial instruments

(a) Carrying amounts and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments measured at fair value. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Central Pattana Public Company Limited and its Subsidiaries
Notes to the financial statements
For the year ended 31 December 2022

	Carrying amount		Consolidated financial statements					
	Hedging instruments	2021	Fair value through profit or loss	Fair value through other comprehensive income		Fair value		
				2022	2021	Level 1		Level 3
						2022	2021	
At 31 December	2022	2021						
<i>Financial assets</i>								
Other current financial assets								
Investments in equity instruments	-	-	-	3	2	-	-	-
Investments in debt instruments	-	-	2,872	-	-	2,872	2,924	-
Other non-current financial assets								
Investments in equity instruments	-	-	-	2,342	2,172	1,710	1,534	583
Investments in debt instruments	-	-	903	-	-	141	141	84
Derivative assets	41	-	-	-	-	41	-	-
<i>Financial liabilities</i>								
Derivatives liabilities	-	-	47	-	-	47	-	-

	Carrying amount		Separate financial statements					
	Hedging instruments	2021	Fair value through profit or loss	Fair value through other comprehensive income		Fair value		
				2022	2021	Level 1		Level 3
						2022	2021	
At 31 December	2022	2021						
<i>Financial assets</i>								
Other current financial assets								
Investments in equity instruments	-	-	-	3	2	-	-	-
Investments in debt instruments	-	-	871	-	-	871	782	-
Other non-current financial assets								
Investments in equity instruments	-	-	-	1,711	1,536	1	1	-
Derivative assets	41	-	-	-	-	41	-	-

Financial instruments measured at fair value

Type	Valuation technique
Investments in debt instruments classified as financial assets measured at FVTPL	The net asset value as of the reporting date.
Investments in equity instruments classified as financial assets measured at FVOCI	The latest bid price of securities from SET as of the reporting date. The net asset value as of the reporting date. The adjusted net asset value as of the reporting date.
Interest rate swaps	<i>Swap models:</i> The present value of estimated future cash flows, using an observable yield curve.
Forward exchange contracts	<i>Forward pricing:</i> The fair value is determined using quoted forward exchange rates at the reporting date.

(b) Movement of marketable equity and debt securities

Marketable equity and debt securities	Consolidated financial statements				At 31 December
	At 1 January	Purchase	Disposal (in million Baht)	Fair value adjustment	
2022					
Current financial assets					
Equity securities measured at FVOCI	2	-	-	1	3
Debt securities measured at FVTPL	2,925	9,984	(10,038)	-	2,871
Total	2,927	9,984	(10,038)	1	2,874
Non-current financial assets					
Equity securities measured at FVOCI	1,589	-	-	179	1,768
Debt securities measured at FVTPL	225	669	-	9	903
Total	1,814	669	-	188	2,671
2021					
Current financial assets					
Equity securities measured at FVOCI	2	-	-	-	2
Debt securities measured at FVTPL	2,004	17,410	(16,492)	3	2,925
Total	2,006	17,410	(16,492)	3	2,927
Non-current financial assets					
Equity securities measured at FVOCI	1,243	-	-	346	1,589
Debt securities measured at FVTPL	142	262	(160)	(19)	225
Total	1,385	262	(160)	327	1,814

	Separate financial statements				
	At 1 January	Purchase	Disposal (in million Baht)	Fair value adjustment	At 31 December
<i>Marketable equity and debt securities</i>					
2022					
<i>Current financial assets</i>					
Equity securities measured at FVOCI	2	-	-	1	3
Debt securities measured at FVTPL	782	6,040	(5,952)	1	871
Total	784	6,040	(5,952)	2	874
<i>Non-current financial assets</i>					
Equity securities measured at FVOCI	1,536	-	-	175	1,711
2021					
<i>Current financial assets</i>					
Equity securities measured at FVOCI	2	-	-	-	2
Debt securities measured at FVTPL	424	12,415	(12,057)	-	782
Total	426	12,415	(12,057)	-	784
<i>Non-current financial assets</i>					
Equity securities measured at FVOCI	1,188	991	(991)	348	1,536

(c) *Financial risk management policies*

Risk management framework

The Group's board of directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors has established the risk management committee, which is responsible for developing and monitoring the Group's risk management policies. The committee reports regularly to the board of directors on its activities.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group audit committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(c.1) *Credit risk*

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and investments in debt securities.

(c.1.1) Trade accounts receivables

The Group's credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

The risk management committee has established a credit policy under which each new customer is analysed individually for creditworthiness before the Group's commercial terms and conditions are offered. The Group's review sale limits are established for each customer and reviewed annually. Any sales exceeding those limits require approval from the risk management committee.

The Group limits its exposure to credit risk from trade accounts receivables by establishing a maximum payment period of 3 months. Outstanding trade receivables are regularly monitored by the Group. An impairment analysis is performed by the Group at each reporting date. The provision rates of expected credit loss are based on days past due for groupings of various customer segments with similar credit risks to reflect differences between economic conditions in the past, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

The current policies established by the Group to manage credit risk are:

- To collect an advance received as deposit for rental which is generally equivalent to 1 - 6 times of monthly rental income from customers.
- To terminate rental contracts for tenants whose rental fees are outstanding over 90 days.

The Group limits its exposure to credit risk from trade accounts receivables by establishing a maximum payment period of three months.

(c.1.2) Investment in debt securities

The Group considers that all debt investments have low credit risk. Then the credit loss allowance assessed during the year was therefore limited to 12 months expected losses or 'low credit risk'. Marketable bonds are considered to be an investment grade credit rating published by external credit rating agencies. The credit risk of other instruments are considered to be low when the risk of default is low and the issuer has a strong capacity to meet its contractual cash flow obligations.

(c.1.3) Cash and cash equivalent

The Group's exposure to credit risk arising from cash and cash equivalents is limited because the counterparties are banks and financial institutions which the Group considers to have low credit risk.

(c.2) Liquidity risk

The Group monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows.

The following table shows the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted and include contractual interest payments and exclude the impact of netting agreements.

(c.3) Market risk

The Group is exposed to the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is as follows:

Net statement of financial position exposure to foreign currency At 31 December	Consolidated financial statements	
	2022	2021
	<i>(in million Baht)</i>	
Hong Kong Dollars		
Cash and cash equivalents	-	1
Ringgit Malaysia		
Cash and cash equivalents	188	149
Trade accounts receivables	66	48
Other receivables	21	226
Other non-current assets	31	32
Trade accounts payable	(12)	(14)
Other payables	(986)	(975)
	(692)	(534)
United States Dollars		
Cash and cash equivalents	1	167
Net exposure	(691)	(366)

Sensitivity analysis

A reasonably possible strengthening (weakening) of Thai Baht against all other foreign currencies at the reporting date would have affected the measurement of financial instruments denominated in a foreign currency. This analysis assumes that all other variables, in particular interest rates, remain constant.

Impact to profit or loss At 31 December	Consolidated financial statements					
	Movement		Profit or loss			
	2022	2021	Strengthening	2021	Weakening	2021
	<i>(%)</i>		<i>(in million Baht)</i>			
Ringgit Malaysia	2	8	(16)	42	16	(42)

(c.3.2) Interest rate risk

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Group's operations and its cash flows because debt securities and loan interest rates (see notes 6 and 18) are mainly variable. So the Group is primarily exposed to interest rate risk. The Group mitigates this risk by ensuring that its borrowings are at fixed interest rates and uses derivatives, principally interest rate swaps, to manage exposure to fluctuations in interest rates on specific debt securities and borrowings.

Exposure to interest rate risk At 31 December	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
Financial instruments with variable interest rates				
Long-term loans from financial institutions	35,639	44,544	31,187	36,945
Interest rate swaps	643	-	643	-
Net exposure	36,282	44,544	31,830	36,945

Interest rate swap contract

The Group entered into an interest rate swap agreement for a long-term loan amounted swapping a floating interest rate to a fixed interest rate with the interest rate swap agreement period covered throughout the long-term loan agreement period.

Cash flow sensitivity analysis for variable-rate instruments

A reasonable possible change of 0.25% in interest rates at the reporting date; this analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

Impact to profit or loss	Consolidated financial statements				Separate financial statements			
	0.25% increase in interest rate		0.25% decrease in interest rate		0.25% increase in interest rate		0.25% decrease in interest rate	
	2022	2021	2022	2021	2022	2021	2022	2021
	<i>(in million Baht)</i>							
Financial instruments with variable interest rate	60	53	(60)	(53)	51	41	(51)	(41)
Interest rate swaps	2	-	(2)	-	2	-	(2)	-

(d) Hedge accounting

(d.1) Cash flow hedges

The amounts at the reporting date relating to items designated as hedged items were as follows.

At 31 December	Consolidated financial statements / Separate financial statements	
	Cash flow hedge reserve	
	2022	2021
	<i>(in million Baht)</i>	
Interest rate risk		
Variable-rate instruments	42	-

At 31 December 2022 and 2021, the Group held the following financial instruments to hedge exposures to changes in foreign currency and interest rates

<i>At 31 December</i>	Consolidated financial statements / Separate financial statements					
	2022			2021		
	Maturity			Maturity		
	1-6 months	6-12 months	More than one year	1-6 months	6-12 months	More than one year
	<i>(in million Baht)</i>					
Interest rate risk						
<i>Interest rate swaps</i>						
Net exposure <i>(in million Baht)</i>	-	7	43	-	-	-
Average fixed interest rate (%)	-	1.83	1.86	-	-	-

The amounts relating to items designated as hedging instruments and hedge ineffectiveness were as follows.

Consolidated financial statements / Separate financial statements		
	2022	2021
	<i>(in million Baht)</i>	
Interest rate risk		
<i>At 31 December</i>		
Interest rate swaps – nominal amount	6,964	-
Carrying amount included in loans	6,964	-
<i>Year ended 31 December</i>		
<i>Recognised in OCI</i>		
- changes in value of the hedging instrument	42	-
<i>Recognised in profit or loss</i>		
- changes in value of the hedging instrument	(12)	-

The following table provides a reconciliation by risk category of components of equity and analysis of OCI items, net of tax, resulting from cash flow hedge accounting.

Consolidated financial statements / Separate financial statements		
	2022	2021
	Hedging Reserve	Hedging Reserve
	<i>(in million Baht)</i>	
Cash flow hedges		
Balance at 1 January	-	-
Changes in fair value:		
Interest rate risk	53	-
Tax on movements on reserves during the year	(11)	-
Balance at 31 December	42	-

31 Capital management

The Board of Directors' policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board regularly monitors the return on capital, by evaluating result from operating activities divided by total shareholders' equity, excluding non-controlling interests and also monitors the level of dividends to ordinary shareholders.

32 Leasing properties

Additional leased properties to CPN Retail Growth Leasehold REIT (“CPNREIT”)

On 9 October 2019, at the Board of Directors meeting approved CPNREIT to lease the Group’s assets 5 projects namely Central Marina project, Central Lampang project, Central Surat Thani projects, Central Ubon Ratchathani project and Central Rama 2 project (Renewal period). As the lease of assets to CPNREIT fall within the meaning of the disposition of assets based on the value of the consideration given or received basis, calculated using the basis of the total value of consideration, which represents the highest transaction value, compared to all other approaches required by the Notifications on Asset Acquisition or Disposal. The highest amount of such transaction invested by CPNREIT is estimated Baht 48,560 million.

In March 2020, the Company had informed by CPN REIT Management Co., Ltd. (“REIT Manager”) for CPNREIT that it is necessary to postpone the subscription period for the issuance and offering of such additional trust units as well as the lease of partial assets of the Company. Nonetheless, CPNREIT will continue to renew the leasehold right of Central Rama II project (Renewal period) from the Company as previously planned.

CPN Retail Growth Leasehold REIT (“CPNREIT”)

At the Extraordinary General Meeting of Unitholders’ of CPNREIT held on 22 November 2019, had significant resolutions as follows:

1. To approve of additional investments in 5 projects namely Central Marina project, Central Lampang project, Central Surat Thani project, Central Ubon Ratchathani project, and Central Rama II project (Renewal period) (“Group-1 Assets”) from the Group with the total investment value of not exceeding Baht 48,560 million and appoint the Company as a Property manager.
2. To approve of additional investments in 2 projects namely The Ninth Towers Office Building project and Unilever House Office Building project (“Group-2 Assets”) from GLAND Office Leasehold Real Estate Investment Trust (“GLANDRT”) with the total investment value of not exceeding Baht 7,430 million and appoint Grand Canal Land Public Company Limited (“GLAND”) and Sterling Equity Company Limited (“Sterling”) as a Property manager.
3. To approve an amendment of the Property Manager Appointment Agreement for the assets currently invested in by CPNREIT, which are Central Rama II project, Central Rama III Project, Central Pinklao project, Central Chiangmai Airport project, Central Pattaya Beach project.

In March 2020, REIT Manager deems it appropriate to postpone the period for additional investments in properties as stated in No. 1. Except for the renewal leasehold right of Central Rama II project (Renewal period).

GLAND Office Leasehold Real Estate Investment Trust (“GLANDRT”)

At the Extraordinary General Meeting of Unitholders’ of GLANDRT held on 22 November 2019, had resolution to acknowledge the timeline of transferred properties of GLANDRT to CPNREIT and delisting from the Stock Exchange of Thailand of trust units of GLANDRT. In addition, unitholders approved the dissolution, liquidation, and delisting from being listed securities on the Stock Exchange of Thailand to be completed within April 2020.

On 13 February 2020, the Board of Director’s meeting of GLAND Office Leasehold Real Estate Investment Trust (“GLANDRT”) had passed resolutions as follows:

- Dividend payment from the operation period from 1 October 2019 to 31 December 2019 to the trust unitholders at the rate of Baht 0.2078 per trust unit, totalling Baht 103.85 million which paid to the trust unitholders on 12 March 2020.
- To pay benefits from the disposal of assets of the Trust to the trust unitholders at the rate of 3.9040 Baht per unit, totalling Baht 1,951.10 million. Such benefits paid to the trust unitholders on 12 March 2020.
- To reduce the paid-up capital of the Trust at the rate of 9.1200 Baht per unit Trust, totalling Baht 4,557.89 million. Such benefits paid to Trust unit holders on 12 March 2020.
- Decided to set the date to determine the list of GLANDRT's trust unitholders eligible to subscribe to CPNREIT's Additional Trust Units (to post XB sign) on 25 February 2020 and set the book closing date to determine the rights of GLANDRT's trust unitholders eligible to subscribe to Additional Trust Units on 27 February 2020.

GLANDRT had dissolution and delisting from being listed securities on the Stock Exchange of Thailand on 3 March 2020.

Central Rama II project (Renewal period)

On 31 March 2020, CPNREIT had the registration of the leasehold rights over the real property in Central Rama II project (Renewal period) that was in accordance with the conditions in the sublease property agreement between Central Pattana Rama 2 Company Limited, a subsidiary company, and CPNREIT, for a lease period of 30 years, starting from 16 August 2025 to 15 August 2055, CPNREIT will pay the rental throughout the lease term of Baht 25,394 million in 2025 and placed the guarantee to the Group of Baht 1,800 million. The lease agreement can be renewed according to the mutually agreed conditions by informing a written notice at least 12 months in advance before the expiration of the rental period. Assets under lease agreements are as follows:

- Leasing building and structures of Central Rama II, including part of the shopping center and the indoor parking area
- Leasing the system relevant to the building and structures of Central Rama II.

Central Marina project

On 25 February 2021, CPNREIT had the registration of the leasehold rights over the property in Central Marina project that was in accordance with the conditions in the sublease property agreement between Central Pattana Public Company Limited and CPNREIT, for a lease period of 14 years 2 months 6 days, starting from 25 February 2021 to 30 April 2035, CPNREIT paid the rental throughout the lease term of Baht 2,574 million at the commencing lease agreement date. The lease agreement can be renewed according to the mutually agreed conditions by informing a written notice at least 12 months in advance before the expiration of the rental period. Assets under lease agreements are as follows:

- Leasing building and structures of Central Marina, including part of the shopping center, common area and the parking area;
- Leasing the system relevant to the building and structures of Central Marina;
- Selling the furniture, fixture and equipment.

Central Lampang project

On 25 February 2021, CPNREIT had the registration of the leasehold rights over the property in Central Lampang project that was in accordance with the conditions in the sublease property agreement between Central Pattana Development Company Limited, a subsidiary company, and CPNREIT, for a lease period of 20 years 9 months 22 days, starting from 25 February 2021 to 16 December 2041, CPNREIT paid the rental throughout the lease term of Baht 3,098 million at the commencing lease agreement date. The lease agreement can be renewed according to the mutually agreed conditions by informing a written notice at least 12 months in advance before the expiration of the rental period. Assets under lease agreements are as follows:

- Leasing building and structures of Central Lampang, including part of the shopping center, common area and the parking area;
- Leasing the system relevant to the building and structures of Central Lampang;
- Selling the furniture, fixture and equipment.

33 Commitments with non-related parties

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
	<i>(in million Baht)</i>			
<i>Capital commitments</i>				
Contracted but not provide for Buildings and facility systems	<u>6,363</u>	<u>4,305</u>	<u>1,783</u>	<u>1,034</u>
<i>Other commitments</i>				
Bank guarantees	1,613	1,618	887	871
Service agreement	87	141	-	-
Real estate projects under development agreements	<u>3,954</u>	<u>2,630</u>	<u>-</u>	<u>-</u>
Total	<u>5,654</u>	<u>4,389</u>	<u>887</u>	<u>871</u>

(a) A subsidiary entered into a hotel management agreement with a third party whereby the subsidiary agrees to pay annual management fee at the rate of 2% of the hotel's annual operating income and additional compensation as a percentage of gross operating profit as follows:

- 7% from the start of operations to the second year of operation
- 7.5% from the third to the fourth year of operation
- 8% from the fifth year of operation onwards

(b) The Group entered into a land lease agreement with a third party for the construction of a shopping center for lease. The lease agreement was for a period of 30 years ending in December 2041. Under the conditions of the agreement, the Group paid advance rental and has to pay monthly rental. The rental will be increased every three years at the rate of 10% of the latest monthly rental.

- (c) The Group entered into a land lease agreement with the third party for the construction of a shopping center for lease. The lease agreement was for a period of 30 years ending in May 2027. Under the conditions of the agreement, the Group paid advance rental and has to pay monthly rental. The rental will be increased every five years at the rate of 10% of the latest month rental.
- (d) On 29 June 2007, the Group entered into two land lease agreements with a local company for the construction of a shopping center for lease. Under the conditions of the lease agreements, the Group had to pay advance rental. The first agreement was land lease agreement with no monthly rental for the period of 3 years, from 1 July 2007 to 30 June 2010. The second agreement is a land lease agreement for the period of 30 years from 1 July 2010 to 30 June 2040. Under the conditions of the second lease agreement, the Group had to pay the land rental charge of Baht 700,000 per month which will be increased at the rate of 15% of the latest month rental, every three years from 1 July 2013. This agreement can be renewed for another 10-year period (till 30 June 2050).
- (e) The Group entered into three lease agreements with other parties for the construction of shopping center for lease and shophouses. Two land lease agreements were for a period of 30 years ending in August 2025 and in June 2030, respectively. Another agreement is for a lease of shophouses for a period of 26 years ending in July 2021. Under the conditions of the agreements, the Group has to pay advance rental and guarantee deposit for leasehold rights. In addition, the Group has to pay a monthly rental which will be revised every five years. The Group received a refundable guarantee deposit amounting to Baht 20 million in 1997 and will receive the remaining balance of the refundable guarantee deposits amounting to Baht 298.6 million from the 21st year of the lease until the 30th year of the lease. The land lease agreements can be renewed for a further period of not less than 15 years by giving written notification one year in advance prior to expiration of the lease period as mutually agreed rate and compensation. The lessor will obtain the ownership rights of shopping center buildings and structures thereon at the expiration of the lease agreement. Upon the expiration of the shophouse lease, the lessor will give the Group a priority in renewing the lease agreement.

Subsequently, in 2018, the Group has extended the land lease agreements period and has entered into new land lease agreements with the third parties who were the existing lessors, with two plots. The first plot has a period of 37 years and 1 month ending in August 2055, and the second plot has a period of 42 years and 1 month ending in June 2060. Under the conditions of the agreement, the Group has to pay fees and monthly rental fees which will be increased every 5 years. The land lease agreements can be renewed for a further period of not less than 15 years by giving written notification three years in advance prior to expiration of the lease period as mutually agreed rate and compensation. At the expiration of the lease agreement the Group will transfer the ownership rights of shopping center buildings and structures thereon to the lessors.

- (f) The Group entered into three land lease agreements with the third parties for the construction of shopping center for lease. The lease agreements were for a period of 30 years ending in February 2038. Under the conditions of the agreements, the Group had to pay advance rental and annual rental. The rental will be increased every 3 years at the rate of 12%. The lease agreements can be renewed for another 10-year period by entering into the agreements 2 years prior to the expiration of the lease with the mutually agreed rate and compensation.
- (g) In 2003, the Group entered into a land with structure lease agreement with other party. The lease agreement was for a period of 30 years ending in December 2032. Under the conditions of the agreement, the Group has to pay a monthly rental. The agreement can be renewed for another 30-year period as mutually agreed rate and compensation. The lessor obtained the ownership rights of additional structures started from the date of lease agreement.

In 2007, the Group entered into two memorandums of understanding comprising of the cancellation of certain land lease under the principal agreement with other party (“the lessor”) and appointment of its related company as the new lessee under conditions stipulated in a new agreement between the lessor and the related company for a period of 25 years commencing 1 January 2007 to 22 December 2032. The Group had obtained the compensation from the related company in acquisition of leasehold rights and compensation from cancellation of leasehold rights amounting to Baht 214.3 million and Baht 19.2 million, respectively. However, the Group still has commitment to pay rental fee to other party.

On 19 August 2011, the Group entered into the addition land with structure lease agreement from the principal agreement with other party. The lease agreement was for a period of 21 years and 7 months ending in December 2032. Under the conditions of the agreement the Group has to pay advance annual rental. The agreement can be renewed for another 30-year period by entering into the agreement in advance 3 years prior to the expiration of the lease agreement as mutually agreed rate and compensation. The lessor will give the Company a priority in renewing the lease agreement.

On 25 September 2013, the Group entered into the third memorandum of understanding to amend the lease agreement with other party by amending the renewal period from the 30 years to 38 years, after the completion of the lease period. The lease conditions will be the same, except that the rental charges would be divided into two phases, 8 years and 30 years, respectively, under the following conditions:

- The first 8-year phase, (from 31th year - 38th year), after the expiration date of the lease period, the lessee has to give a written notification for the renewing of the agreement. The lessor and the Group have to enter into a renewal agreement or a new lease agreement within 22 December 2029, by paying annual rental under the conditions as stated in the lease agreement.
 - The 30-year phase, (39th - 68th year inclusive), after the expiration date of the first 8-year term, under the conditions of the lease agreement, the Group has to give a written notification for the renewing of the agreement to the lessor within 22 December 2035, in order to fix a new rate of the rental charge, also to enter into the renewal agreement, or the new lease agreement within 22 December 2037.
- (h) In 2005, the Group entered into a land lease agreement with a local company for the construction of shopping center and parking building. The lease agreement was for a period of 28 years 10 months ending in September 2034. Under the conditions of the agreement, the Group has to pay a monthly rental from September 2006. The rental will be increased every five years at the rate of 5% of the latest month rental. The lease agreements can be renewed by giving written notification in advance not less than six months prior to expiration of the lease agreement as mutually agreed rate and compensation.

Subsequently, in 2009, the Group entered into a memorandum of understanding to amend for part of land lease agreement under the same period and condition as it may be surrendered to the government for the mass rapid transit.

On 9 August 2007, the Group entered into a land with structure lease agreement with other party. The lease agreement was for the period of 30 years ending in 31 August 2037. Under the conditions of the agreement, the Group has to pay an annual rental. The rental will be increased every five years at the rate of 35% of the latest monthly rental. The lease agreement can be renewed by giving written notification in advance not less than one year prior to expiration of the agreement.

During 2015, the Group entered into a land lease agreement with other party. The lease agreement was for a period of 3 years, ending on 31 March 2018. Under the conditions of the agreement, the Group has to pay a monthly rental. The lease agreement can be renewed as mutually agreed conditions by giving written notification in advance not less than 60 days prior to the expiration of the agreement.

- (i) The Group entered into two lease agreements with other parties for the construction of shopping centers for lease. The first land lease agreement was for a period of 2 years commencing 21 June 2012 to 20 June 2014. Under the conditions of the agreement, the Group has to pay annual rental of Baht 1.5 million. The second agreement is a land lease agreement for the period of 30 years from 21 June 2014 to 20 June 2044. Under the conditions of the agreement, the Group has to pay monthly rental which will be increased every three years at the rate of 15%. This agreement can be renewed as mutually agreed conditions by giving written notification in advance not less than three months from the notification date from the lessor.
- (j) The Group entered into a land lease agreement with other parties for the construction of shopping centers for lease. The land lease agreement was for a period of 30 years ending in September 2043. Under the conditions of the agreement, the Group had to pay advance rental and annual rental. The rental will be increased every five years at the rate of 15% of the latest annual rental. The lease can be renewed for another 10-year period by entering into the agreement in advance 2 years prior to expiration of the lease agreement as the mutually agreed rate and compensation.
- (k) On 25 September 2013, the Company entered into the first memorandum of understanding to amend the lease agreement with other party dated 19 August 2011 as described in (g) by amending the renewal period from the 30 years to 38 years after the expiration of the lease period. The lease conditions will be the same, except that the rental charges would be divided into two phases, 8 years and 30 years, respectively, under the following conditions:
- The first 8-year phase after the expiration of the lease period, the lessee has to give a written notification and has enter into a renewal agreement or a new lease agreement within 22 December 2029, by paying annual rental under the conditions as stated in the lease agreement.
 - The 30-year phase after the expiration of the first 8-year term, under the conditions of the lease agreement, the Company has to give a written notification to the lessor within 22 December 2035 in order to fix a new rate of the rental charge, also to enter into the renewal agreement, or the new lease agreement within 22 December 2037.
- (l) The Company entered into a land lease agreement with other party for construction of a shopping center for lease. The lease agreement was for a period of 30 years ending in September 2045. Under the conditions of the agreement, the Company had to pay advance rental and annual rental. The rental will be increased every three years at the rate of 15 % of the latest annual rental.
- (m) The Company entered into several land lease agreements with other party for construction of a shopping center for lease. The lease agreements were for a period of 30 years. However, these agreements can be extended for another 10 years and ending in June 2056. Under the condition of the agreement, the Company has to pay annual rental. The rental will be increased every three years at the rate of 10 % of the latest annual rental.
- (n) The Company entered into sublease land agreements, utility system service agreements and shopping center lease agreement with a local company, for a period of 20 years ending on 30 April 2035. Under the conditions of the agreements, the Company had to pay for leasehold right in the amount of Baht 292.1 million and annual rental throughout the agreement period totalling Baht 1,239.7 million and the monthly service fee throughout the agreement period totalling Baht 62.5 million.

- (o) The Company entered into a land lease agreement with other party for construction of a shopping center. The lease agreement was for a period of 30 years and ending in June 2046. Under the conditions of the agreement, the Company has to pay annual rental which will be increased every ten years. In 2016, the Company entered into the lease agreement extension for another 10 years. The agreement will end in June 2056.
- (p) The Group entered into a land lease agreement with other party for a period of 30 years commencing after the construction period (from July 2017 to July 2024) and ending in June 2054. The agreement can be extended for another 29 years 6 months ending in December 2083. The rental throughout the agreement period is totalling Baht 8,234.3 million.
- (q) The Group entered into a land lease agreement with other party for a period of 30 years commencing in January 2021 and ending in December 2050. The agreement can be extended for another 30 years. Under the conditions of the agreements, the Company had to pay for leasehold right to the lessor in the amount of Baht 175 million and annual rental throughout the agreement period totalling Baht 575 million. Subsequently, the Group entered into a memorandum addendum of land lease agreement which defined the Company to pay additional land rental totalling Baht 160 million.
- (r) In August 2021, the Company entered into an agreement granting the right to use the development project with other parties. This agreement is for a period of 30 years starting from the due date of the project design and construction to be completed within 4 years from the date of transferred land in the project. Other parties must transfer the land to the Company within January 2022. The Company paid compensation on the effective date of the contract and will pay on the date of transferred land and will pay annually throughout the agreement period at the rate stipulated in the agreement. The agreement can be renewed within the first 6 months of the 26th utilisation year and the Company must complete the negotiation at least 2 years and 6 months before the utilisation period expires.

34 Events after the reporting period

- 34.1 In January 2023, the Group approved the acquired of shares of Pruksachart Property Co., Ltd., which registered capital Baht 1 million of 9,998 shares with par value of Baht 100 per share.
- 34.2 At the Extraordinary Shareholders meeting of CPN Residence Co., Ltd. held on 9 January 2023, approved a resolution to change the Company's name from "CPN Residence Co., Ltd." to "Central Pattana Residence Co., Ltd.". The Company has registered the change of name with the Ministry of Commerce on 11 January 2023.
- 34.3 At the Board of Directors' Meeting of the Company held on 22 February 2023 resolved to approve the share resale program in a total number of 17,153,300 shares, equivalent to 0.38% of the total paid-up share capital of the Company. The repurchased shares will be resold on the Stock Exchange of Thailand (the "SET") from 10 March 2023 to 4 September 2023.
- 34.4 At the Board of Directors' Meeting of the Company held on 22 February 2023, the Board of Directors had a resolution to propose shareholders of the Annual General Meeting to approve the appropriation of dividend of Baht 1.15 per share amounting to Baht 5,141 million.

CENTRALPATTANA

Central Pattana Public Company Limited

32nd Floor, centralwOrld Offices

999/9 Rama I Road, Patumwan Sub-District, Patumwan District, Bangkok 10330, Thailand

Telephone +66 (0) 2667 5555 | www.centralpattana.co.th

